

AGENDA

Carbondale Park District

Monday, May 10, 2021

5:30 p.m.

VIA ZOOM ONLINE MEETING

<https://zoom.us/j/9031181650>

PASSWORD-1650

MEETING ID- 903 118 1650

- I. ROLL CALL
- II. OATH OF OFFICE NEWLY ELECTED COMMISSIONERS
- III. APPROVAL OF AGENDA
- IV. GENERAL ANNOUNCEMENTS
- V. CITIZENS COMMENTS AND QUESTIONS - - If you wish to address the Board on a matter not covered by the printed AGENDA, please raise your hand and the President will recognize you.
- VI. DIRECTOR'S REPORT AND DEPARTMENTAL REPORTS
 - A. Director's Report
 - B. Superintendents' Report
- VII. CONSENT AGENDA
 - A. Approval of Minutes of Regular Meeting Monday of April 12, 2021 and Special Meeting of Thursday April 15, 2021.
 - B. Approval of Claims List 21-3.
 - C. Other Business
 - 1. Communications
 - 2. For Your Information
 - 3. Newspaper Articles
- VIII. UNFINISHED BUSINESS
 - A. Discussion/Approval Kids Korner Lease
- IX. NEW BUSINESS
 - A. Discussion/Approval of 2020 Audit

- B. Discussion/Approval Employee Health Insurance
- C. Discussion/Approval Addition of Budget Line Items Golf Operations
- D. Discussion/Approval Conceptual Plans for Dog Wash
- E. Discussion/Approval Easement request City of Carbondale
- F. Discussion/Approval New Policy Regarding Personnel Leave Donation
- G. Discussion/Approval Policy Manual Chapters 1 & 6
- H. Discussion/Approval Election/Appointment of Board Officers

X. REPORT OF PARK DISTRICT CITIZEN ADVISORY COMMITTEES

- A. Administration & Finance Advisory Committee - - Steve Schauwecker, Chair.
Carmen Suarez, Commissioner.
- B. Child Care Advisory Committee - -Jessica Sergeev, Commissioner.
- C. Golf Advisory Committee - - Chuck Vaught, Chair; Jane Adams, Commissioner.
- D. Grounds, Facilities & Recreation Advisory Committee - - Kirsten Trimble,
Commissioner.

XI. BOARD COMMENTS

XII. EXECUTIVE SESSION

XIII. CONSIDERATION TO RECONVENE TO PUBLIC SESSION OF BOARD MEETING

XIV. ADJOURNMENT

The next regularly scheduled meeting of the Board of Park Commissioner will be held:

Tuesday, May 11, 2021
Carbondale Park District's
Special Board Meeting
Hickory Lodge
1115 W. Sycamore St., Carbondale, IL
4:15 P.M.

CARBONDALE PARK DISTRICT

REQUEST FOR BOARD ACTION

SUMMARY OF REQUESTED ACTION

AGENDA ITEM I - - ROLL CALL

Commissioners Present:

Staff Present:

Adams _____

Burns _____

Trimble _____

Anderson _____

Flowers _____

Melzer _____

Sergeev _____

Renfro _____

Suarez _____

Montgomery _____

Hoesman _____

Renfro _____

BOARD ACTION:

Motion By: _____ 2nd By: _____

ROLL CALL:

Adams _____

Flowers _____

Trimble _____

Sergeev _____

Suarez _____

CARBONDALE PARK DISTRICT

REQUEST FOR BOARD ACTION

SUMMARY OF REQUESTED ACTION

AGENDA ITEM II—OATH OF OFFICE NEWLY ELECTED COMMISSIONERS

BOARD ACTION:

Motion By: _____ 2nd By: _____

ROLL CALL:

Adams _____ Flowers _____ Trimble _____

Sergeev _____ Suarez _____

OATH OF OFFICE

STATE OF ILLINOIS }
 }
COUNTY OF JACKSON } SS

I, **Carl Flowers** having been elected to the office of **COMMISSIONER** for the Carbondale Park District Board of Commissioner in the County of Jackson, ***DO SOLEMNLY SWEAR***, that I will support the Constitution of the United States and the Constitution of the State of Illinois, and that I will faithfully discharge the duties of said office according to the best of my ability.

Signed this 10 day of May, 2021

Park Commissioner

Board Secretary

OATH OF OFFICE

STATE OF ILLINOIS }
 }
COUNTY OF JACKSON } SS

I, **Carmen Suarez** having been elected to the office of **COMMISSIONER** for the Carbondale Park District Board of Commissioner in the County of Jackson, ***DO SOLEMNLY SWEAR***, that I will support the Constitution of the United States and the Constitution of the State of Illinois, and that I will faithfully discharge the duties of said office according to the best of my ability.

Signed this 10 day of May, 2021

Park Commissioner

Board Secretary

CARBONDALE PARK DISTRICT

REQUEST FOR BOARD ACTION

SUMMARY OF REQUESTED ACTION

AGENDA ITEM III - - APPROVAL OF AGENDA

BOARD ACTION:

Motion By: _____ 2nd By: _____

ROLL CALL:

Adams _____ Flowers _____ Trimble _____

Sergeev _____ Suarez _____

CARBONDALE PARK DISTRICT

REQUEST FOR BOARD ACTION

SUMMARY OF REQUESTED ACTION

AGENDA ITEM IV - - GENERAL ANNOUNCEMENTS

BOARD ACTION:

Motion By: _____ 2nd By: _____

ROLL CALL:

Adams _____ Flowers _____ Trimble _____

Sergeev _____ Suarez _____

CARBONDALE PARK DISTRICT

REQUEST FOR BOARD ACTION

SUMMARY OF REQUESTED ACTION

AGENDA ITEM V - - CITIZENS COMMENTS AND QUESTIONS

If you wish to address the Board on a matter not covered by the printed AGENDA, please raise your hand and the President will recognize you

BOARD ACTION:

Motion By: _____ 2nd By: _____

ROLL CALL:

Adams _____ Flowers _____ Trimble _____

Sergeev _____ Suarez _____

CARBONDALE PARK DISTRICT

REQUEST FOR BOARD ACTION

SUMMARY OF REQUESTED ACTION

AGENDA ITEM VI- - REPORT OF PARK DISTRICT DIRECTOR AND DEPARTMENTAL HEADS

- A. Directors Report
- B. Superintendents' Report

BOARD ACTION:

Motion By:_____ 2nd By:_____

ROLL CALL:

Adams_____ Flowers_____ Trimble_____

Sergeev_____ Suarez_____

Superintendent Report

Board Meeting

Park Operations

April 2021

Super Splash Park	The leisure river and the competition pool were caulked. The sumps were cleaned out in both the leisure river and the competition pool. All pumps were bumped to insure operation. The three LED lights in the river that were not operational were removed and the wires were snaked into the underground conduit and the lights installed. Loose paint in the pool was removed and paint touch ups were applied. All broken concrete deck was repaired. The building was pressure washed as well as areas of the deck. The pool was filled up on the 26 th with help from the Carbondale Fire Department. Two transformers and contacts were changed in the electrical boxes in the pump room.
Kids Korner	The Crew unclogged the kitchen drain going into the grease trap.
Evergreen	JC field was prepared for the first COED play.
Superblock	Jr Sports ball began on the 26 th . They played that day but rainouts on 28 th and 30 th .

Trash has been routinely picked up at the parks.

Kids Korner

April 2021

April 2nd- Full Day at Kids Korner. No school for District 95

April 5th-Full Day at Kids Korner. No school for District 95.

April 5th-Childcare Advisory Meeting @ 6:00pm.

April 22nd-Garden work day.

- **New garden beds.**
- **Added mulch to the gardens.**
- **Planted some vegetables.**

Golf Course Superintendents Report

- Kids Golf Foundation, July 12th.
- RPZ inspection and Reactivation of spray containment facility.
- Aerification on April 26th & 27th.
- Facebook Advertisement for May 1st.
- Hickory Lodge hours.

	April 2019	March 2021		
Rounds	1259	1418		
Revenue	\$42,960.88	\$41,902.62		

April 2021

Board Report

Superintendent of Recreation

- Continuation of in-person programming to include Archery, Karate, and Ju-Jitsu
- Completion of the weekend soccer clinics with 34 registrants, attending weekly
- Over \$17,400 in revenue was acquired from program fees, facility rentals, and Super Splash Park Passes
- Promotion of Summer Camp programs
- Hiring for summer staff and building attendants

Learning Tree

"Pre K Learn and Play" began on April 14 and will run through May 11. There are currently 5 children enrolled.

In-person programming will continue in May, with "Summer Daze mini camps", which will begin on May 17. This program will be a miniature version of our popular Summer Daze camps, for children ages 3-5. It will run M-F from 9-11, and focus on a new and exciting theme each week. Themes will include "Tiny Chefs", "Sports Stars", "Nature Explorers", and many more.

Virtual programming continued with videos including Earth Day and Easter egg crafts, a tour of Oakdale Park, and birding with special guest Laurel Toussaint at Evergreen Park.

Take and Make seed kits were a success, and a Mother's Day card was recently included in the kit for children to make.

Staff and children enrolled in "Pre-K Learn and play" are working on a flower garden in front of the Life Community Center

Staff participated in the talk show "Talk of the Town" on WDBX on April 12 to promote The Learning Tree and other Park District programs.

Aquatics

- Hiring for a new coordinator is underway
- Super Splash Park schedules are nearly completed with the addition of Adult Learn to Swim Classes and fitness classes
- Private events are being scheduled with Carbondale area schools; the first rental is on 5/5/21
- Super Splash Park rules and regulations are being reconfigured to consider COVID guidelines
- 57 kids have signed up for the Cyclones Swim Team for the 2021 season
- Staff are in the process of hiring lifeguards and aquatics fitness instructors for the summer season

CARBONDALE PARK DISTRICT

REQUEST FOR BOARD ACTION

SUMMARY OF REQUESTED ACTION

AGENDA ITEM VII - - CONSENT AGENDA

- A. Approval of Regular Meeting Minutes of April 12th, 2021 & Special Meeting Minutes of April 15th, 2021.
- B. Approval of Claims List 21-3 March 21' totaling \$121,332.04
- C. Other Business
 - 1. Communications
 - 2. For Your Information
 - 3. Newspaper Articles

BOARD ACTION:

Motion By: _____ 2nd By: _____

ROLL CALL:

Adams _____ Flowers _____ Trimble _____
Sergeev _____ Suarez _____

MINUTES

Carbondale Park District

MINUTES OF THE REGULAR MEETING OF THE BOARD OF PARK COMMISSIONERS OF THE CARBONDALE PARK DISTRICT HELD MONDAY, APRIL 12, 2021 AT 5:30 PM VIA ZOOM ONLINE MEETING.

ROLL CALL: Upon Roll Call, the following Commissioners were present: Adams, Trimble, Flowers, Suarez, and Sergeev. Commissioners Absent: None. Staff present; Renfro, Montgomery, Anderson, Burns, Melzer, and Legal Counsel, Mike Twomey. Staff Absent: None. Guests Present: Some guests were present including staff member Annie Webster, John Washburn from the Districts Golf Advisory Committee, and Dorcy Prosser District exercise instructor, and Lee Fronaberger from the Districts Grounds, Facilities & Recreation Committee.

APPROVAL OF AGENDA: It was moved by Commissioner Trimble and seconded by Commissioner Adams to approve the agenda as presented. Upon roll call vote the following Commissioners voted aye: Adams, Trimble, Flowers, Suarez, and Sergeev. Commissioners Absent: None. President Flowers ordered the motion passed.

ACTION TAKEN: The agenda was approved as presented.

GENERAL ANNOUNCEMENTS: President Flowers announces that elections are now over and congratulates Commissioner Suarez on her re-election, also notes the extremely low voter turnout.

CITIZENS COMMENTS AND QUESTIONS: None.

CONSENT AGENDA: It was moved by Commissioner Adams and seconded by Commissioner Trimble to approve the consent agenda as presented. Upon roll call vote the following Commissioners voted aye: Adams, Trimble, Flowers, Suarez, and Sergeev. Commissioner's Absent: None. President Flowers ordered the motion passed.

ACTION TAKEN: Consent agenda was approved as presented.

REPORTS OF PARK DISTRICT DIRECTOR AND DEPARTMENTAL REPORTS:

Director's Report: Director Renfro reports that the District received 57 applications for the Superintendent of Recreation position. The search committee has selected 6 candidates to be interviewed on March 11, 2021.

The audit for budget year 2020 began February 8, 2020. The audit will be done remotely, this required that all documents be sent via electronic mail.

The final draft of the strategic plan was completed in late February and will be presented tonight for approval.

The Park District received an award from IPARKS for being 30-year members. As you may recall, the District received an award in 2018 for implementing exemplary loss control measures. With the award came with a caveat that froze insurance rates for 3 years. IPARKS will extend this rate for an additional three years to assist the district with COVID-19 revenue losses.

Administrative staff attended a variety of meetings in February:

JCHCC, Carbondale City Council, HOGS, Carbondale United, Neighborhood Alliance and a variety of citizen advisory meetings.

The administrative staff spent much of February assisting the auditors.

Superintendents' Reports:

SUPERINTENDENT OF RECREATION: Superintendent of Recreation search underway, report included in board packet.

SUPERINTENDENT OF CHILDCARE: Superintendent Burns reports:

March 8th-12th-Spring Break:

- Monday-Golfing at Hickory Ridge. The children absolutely loved riding in the golf carts and practicing their swings. Thank you to the golf crew for getting that together for us.
- Tuesday-Bowling at SI Bowl.
- Wednesday-Rolling Oak Alpaca Farms in Makanda.
- Thursday-Fish Tales in Herrin. The children were able to paint a ceramic piece which was then fired and returned. Then we went to Herrin park to play at their playgrounds.
- Friday-Project Human X. The children painted on canvas in a black lighted environment. It was a blast!

March 15th-Children returned to the hybrid learning schedule:

- Hours of Operation changed to:
 - M, T,Th,F-12:-00PM-6:00PM
 - Wednesdays (full remote learning days) 7:30AM-6:00PM

March 16th-Katy Burns attended a webinar for the Childcare Restoration Grant. Fortunately, we received 3 more months of funding for January, February and March (80% of what we received in the first round).

March 19th-Had a meeting with the U of I Extension about our "Growing Together Illinois Garden Project."

- Kids Korner will be partnering with the U of I Extension to grow food for the Good Samaritan house here in Carbondale.
- The children will also be able to grow foods for our garden and cooking club.

March 25th-Katy Burns met with the For Kids' Sake group to partner together on a summer project for the For Kids' Sake art show. We are attempting to get a grant from the Carbondale Community Arts (CCA) to provide art workshops that will be held at different locations including some of the Carbondale Park District parks.

February 2021

School Year Enrollment/ Full Remote Learning: 12

February-Staff were able to get their first dose of the COVID 19 vaccines as they were under the 1b category.

February-Kids Korner is currently taking names and placing students on our list for the summer program. We are looking forward to providing full day summer care, Monday through Friday, for ages 5yrs-12yrs old. The children will have an hour dedicated to "Learning zone" each day where they can advance on educational skills and avoid the summer gap. But do not worry, there will be plenty of time for fun as there will be a field trip, clubs, and swimming at the Splash Park each week.

February 11th, 16th & 17th-Kids Korner was closed due to inclement weather.

February 15th-Kids Korner was closed for President's Day.

February 23rd-Staff attended a meeting with the SIU Aviation Department to collaborate on future summer programming. This program is not fully developed; however, it has been created to inspire students to further their interest in aviation at an earlier age. We are looking forward to working with SIU on this project and potentially offering virtual programs with them this summer for our summer program.

February 26th-Guardians at Kids Korner were told of our plans to return to in-person learning. Kids Korner will operate with District 95 and provide half day care on Monday, Tuesday, Thursday, and Friday. And will provide full day care for remote learning on Wednesday's.

Kids Korner lease: Kathy Renfro and Katy Burns have explored alternate spaces for Kids Korner. Here is a list of the places that we have discovered:

1. District 95-Nothing available at this time, they will keep us posted.

2. Office of Economic Development-205 N. Illinois Ave./ Needs major rehabilitation.
3. Brehm Option-No response yet.
4. Erma C. Hayes-Will meet with Mr. Wills soon to discuss rates.
5. LIFE Community Center
6. Desmond Center-Will meet with Mr. Lee to give a walk through soon.
7. Carbondale Park District (Red House)

SUPERINTENDENT OF PARK MAINTENANCE: Superintendent Montgomery shares:
Super Splash Park-The sump pumps were regularly checked for proper operation. I met with Media Com to set up internet in the building.

Kids Korner-The Crew unclogged the kitchen drain going into the grease trap.

LCC-The building was flooded due to a large amount of water from a storm surge. Eric, Charles, Darren, and I spent a day cleaning it up. The playground area was cleaned up. We resided the storage shed and trimmed bushes and removed leaves.

Evergreen-Bathrooms were de-winterized, and we readied them to open when temperatures kept above freezing. Eric dragged JC field.

Attucks-Bathrooms were readied to be open.

Shop-Mike has installed the decks back on the mowers and is currently repairing a zero-turn mower.

Superblock-All ball fields were dragged and mowed for the upcoming season.

Soccer Fields- were rolled and mowed.

Trash has also been routinely picked up at the parks.

SUPERINTENDENT OF GOLF MAINTENANCE/OPERATIONS: Superintendent Anderson reports:

- Bunker Restoration Project
- Seed head suppression application
- Power washing
- Youth on Course
- Mechanic
 - **March Rounds '21**-1,118 **March Rounds '20**-382
 - **March Revenue '21**-41,481.06 **March Revenue '20**-23,349.25

UNFINISHED BUSINESS:

DISCUSSION/APPROVAL STRATEGIC PLAN: Board and Staff are joined by Mr. John Washburn who has been assisting the District during the strategic planning process. After reviewing the plan and making a few suggestions, it was then moved by Commissioner Trimble and seconded by Commissioner Suarez to approve the strategic plan pending final edits discussed. Upon roll call vote the following Commissioners voted aye: Adams, Trimble, Flowers, Suarez, and Sergeev. Commissioners Absent: None. President Flowers ordered the motion passed.

ACTION TAKEN: Strategic Plan approved pending final edits discussed.

DISCUSSION/APPROVAL POLICY MANUAL: Discussions began regarding the update to the Districts Policy Manual.

ACTION TAKEN: Staff to gather requested information, item will be further discussed at the April 12th Board meeting.

NEW BUSINESS:

DISCUSSION/APPROVAL FRIENDS OF CARBONDALE DOG PARKS DESIGN PLAN CHANGE: Commissioners discuss the slight change in design plans provided by Friends of Carbondale Dog Parks. After all Commissioner questions were asked and answered, it was then moved by Commissioner Sergeev and seconded by Commissioner Suarez to approve the change to the design plan. Upon roll call vote the following Commissioners voted aye: Adams, Trimble Flowers, Suarez, and Sergeev. Commissioners Absent: None. President Flowers ordered the motion passed.

ACTION TAKEN: Friends of Carbondale Dog Parks design plan change was approved.

NEW BUSINESS:

DISCUSSION/APPROVAL KIDS KORNER LEASE: Superintendent Burns requests the Board of Commissioners write a letter to the City of Carbondale requesting a lease extension on the Kids Korner building. She adds that the District has looked at several other possible site locations but has had problems with accessibility to the buildings and are in need of major renovations to be in compliance with DCFS guidelines perimeters. It was then moved by Commissioner Adams and seconded by Commissioner Trimble to approve the preparation and delivery of a letter to the City of Carbondale requesting a simple lease extension of no less than 6 months. Upon roll call vote the following Commissioner voted aye: Adams, Trimble, Flowers, Suarez, and Sergeev. Commissioners Absent: None. President Flowers ordered the motion passed.

ACTION TAKEN: Commissioners to prepare a letter requesting a simple lease extension for the Kids Korner building for a term of no less than 6 months.

DISCUSSION/APPROVAL PROPOSAL FROM CARBONDALE CITY COUNCIL REGARDING MERGER OPTIONS: Commissioners have made the decision to defer response regarding the proposal until such time as a permanent replacement for the Executive Director position is obtained. Commissioners will however write a letter to the City to acknowledge the proposal was received and to inform of their decision to defer action until acquiring said replacement.

DISCUSSION/APPROVAL HICKORY RIDGE CAPITAL IMPROVEMENT FUND: Staff recommends approval of the Hickory Ridge Capital Improvement Fund. It was then moved by Commissioner Adams and seconded by Commissioner Trimble to approve the Hickory Ridge Capital Improvement Fund. Upon roll call vote the following Commissioners voted aye: Adams, Trimble, Flowers, Suarez, and Sergeev. Commissioners Absent: None. President Flowers ordered the motion passed.

ACTION TAKEN: Hickory Ridge Capital Improvement Fund was approved.

DISCUSSION/APPROVAL SURPLUS PROPERTY SALE: Staff recommends approval of the Surplus Property Sale held in conjunction with Illinois Statute 70 ILCS 1205/8-22. After some discussion, Commissioners would like to see a resolution and combined item list for review at the May 10 Board meeting.

DISCUSSION/APPROVAL CREATION OF A BANK ACCOUNT FOR OSLAD GRANT MONIES FOR MARBERRY ARBORETUM: It was moved by Commissioner Trimble and seconded by Commissioner Suarez to approve the creation of a separate bank account to house grant monies received for the Marberry Arboretum project. Upon roll call vote the following Commissioners voted aye: Adams, Trimble, Flowers, Suarez, and Sergeev. Commissioner Absent: None. President Flowers ordered the motion passed.

ACTION TAKEN: Creation of a new bank account approved.

REPORTS OF PARK DISTRICT CITIZEN ADVISORY COMMITTEES:

Administration and Finance Advisory Committee - - Commissioner Suarez has no nothing new to report.

Child Care Advisory Committee - - Vice-President Sergeev reports that there were 4 parents at the meeting this month. The Committee discussed alternate sites, restoration grant award, Kids Korner gardens, and upcoming field trips.

Golf Advisory Committee- - Commissioner Adams just wants to express her appreciation for the Golf Committee, every member loves the course and its inspiring.

Grounds, Facilities & Recreation Advisory Committee - - Commissioner Trimble shares that the committee discussed new members, the newly hired Recreation Superintendent, OSLAD grant, Dog Park, and Super Splash Park opening.

ITEMS FOR FUTURE AGENDAS:

- 1. Strategic Planning**
- 2. Merger Proposal**
- 3. Policy Manual**

OTHER BUSINESS: President Flowers reminds staff that there will be a special meeting scheduled for bank resolutions and to approve the newly appointed Interim Director on April 15th at 11:00 a.m. via Zoom online meetings.

BOARD COMMENTS: President Flowers notes that all new bank signatures will take effect on May 1st.

ADJOURNMENT: There being no further business, it was moved by Commissioner Suarez and seconded by Commissioner Adams to adjourn the meeting. Upon roll call, the following Commissioners voted aye: Adams, Trimble, Suarez, Sergeev, and Flowers. Commissioners Absent: None. President Flowers ordered the motion passed. The meeting adjourned at 7:45 P.M.

MINUTES

Carbondale Park District

MINUTES OF THE REGULAR MEETING OF THE BOARD OF PARK COMMISSIONERS OF THE CARBONDALE PARK DISTRICT HELD THURSDAY, APRIL 15, 2021 AT 11:00 A.M. VIA ZOOM ONLINE MEETING.

ROLL CALL: Upon Roll Call, the following Commissioners were present: Adams, Trimble, Flowers, Suarez, and Sergeev. Commissioners Absent: None. Staff present; Renfro, Melzer, And District Counsel Mike Twomey. Staff Absent: None. Guests Present: None.

APPROVAL OF AGENDA: It was moved by Commissioner Suarez and seconded by Commissioner Adams to approve the agenda as presented. Upon roll call vote the following Commissioners voted aye: Adams, Trimble, Flowers, Suarez, and Sergeev. Commissioners Absent: None. President Flowers ordered the motion passed.

ACTION TAKEN: The agenda was approved as presented.

NEW BUSINESS:

DISCUSSION/APPROVAL RESOLUTION 21-01 TO AUTHORIZE SIGNATURES AT FIRST SOUTHERN BANK OF CARBONDALE: Commissioners review the resolution, it was then moved by Commissioner Suarez and seconded by Commissioner Adams to approve resolution 21-01 as presented. Upon roll call vote the following Commissioners voted aye: Adams, Trimble, Flowers, Suarez, and Sergeev. Commissioners Absent: None. President Flowers ordered the motion passed.

ACTION TAKEN: Resolution 21-01 was approved as presented.

DISCUSSION/APPROVAL RESOLUTION 21-02 TO AUTHORIZE SIGNATURES AT LEGENCE BANK OF CARBONDALE: Commissioners review resolution, it was then moved by Commissioner Suarez and seconded by Commissioner Trimble to approve resolution 21-02 as presented. Upon roll call vote the following Commissioners voted aye: Adams, Trimble, Flowers, Suarez, and Sergeev. Commissioners Absent: None. President Flowers ordered the motion passed.

ACTION TAKEN: Resolution 21-02 was approved as presented.

DISCUSSION/APPROVAL OF APPOINTMENT OF INTERIM EXECUTIVE DIRECTOR OF THE CARBONDALE PARK DISTRICT: After interviewing two potential candidates and much discussion, Anthony Anderson was offered and accepted the interim position. It was then moved by Commissioner Suarez and seconded by Commissioner

Trimble to appoint Anthony Anderson to the Interim Executive Director position with the district. Upon roll call vote the following Commissioners voted aye: Adams, Trimble, Flowers, Suarez, and Sergeev. Commissioners Absent: None. President Flowers ordered the motion passed.

ACTION TAKEN: Anthony Anderson was appointed as the Districts Interim Executive Director.

ADJOURNMENT: There being no further business, it was moved by Commissioner Trimble and seconded by Commissioner Suarez to adjourn the meeting. Upon roll call, the following Commissioners voted aye: Adams, Trimble, Suarez, Sergeev, and Flowers. Commissioners Absent: None. President Flowers ordered the motion passed. The meeting adjourned at 11:22 A.M.

**CARBONDALE PARK DISTRICT
CLAIMS LIST 21-3
MARCH '21**

ADMINISTRATION

AMEREN	Electric Utilities	ADMINISTRATION	414.81
AMEREN	Gas Utilities	ADMINISTRATION	328.43
B & J Computers Inc	Equipment Parts/Repairs	ADMINISTRATION	127.50
B & J Computers Inc	Maintenance Contracts	ADMINISTRATION	33.75
B & J Computers Inc	Office Equipment	ADMINISTRATION	115.49
Barrett Twomey Broom Hughes & Hoke LLP	Legal and Accounting Fees	ADMINISTRATION	2,275.00
Carbondale Times	Advertising/Promotion	ADMINISTRATION	176.00
Carbondale Water & Sewer	Water Utilities	ADMINISTRATION	52.65
Clearwave	Fax/Modem	ADMINISTRATION	299.00
Clearwave	Telephone Expense	ADMINISTRATION	44.14
DE LAGE LANDEN FINANCIAL SERVICES, INC.	Leases	ADMINISTRATION	45.71
Egyptian Electric Cooperative Association	Electric Utilities	ADMINISTRATION	61.90
Frontier	Telephone Expense	ADMINISTRATION	59.79
Hines Oil Company, Inc.	Fuel/Lubricants	ADMINISTRATION	33.00
Il Assoc of Park Districts	Dues and Subscriptions	ADMINISTRATION	4,165.97
Illinois Public Risk Fund	Workman's Comp Insurance	ADMINISTRATION	7,851.00
Mayer Networks	Contractor Fees	ADMINISTRATION	18.00
Modern Office Connections	Office Supplies	ADMINISTRATION	146.20
Morgan & Guthman, LLC	Legal and Accounting Fees	ADMINISTRATION	700.00
PITNEY BOWES	Leases	ADMINISTRATION	81.93
Powernet	Telephone Expense	ADMINISTRATION	28.46
PURCHASE POWER	Postage/Freight	ADMINISTRATION	35.92
Sam's Mastercard	Bank Charges	ADMINISTRATION	84.59
Sam's Mastercard	Dues and Subscriptions	ADMINISTRATION	14.99
STILES OFFICE SOLUTIONS, INC	Contractor Fees	ADMINISTRATION	83.16
Terminix International	Maintenance Contracts	ADMINISTRATION	69.00
US Postmaster	Rentals	ADMINISTRATION	424.00
Verizon Wireless	Telephone Expense	ADMINISTRATION	54.01
WAGES & BENEFITS	MARCH '21	ADMINISTRATION	15,183.72
Walmart Community	Office Supplies	ADMINISTRATION	9.84
Workforce Development Associates	Contractor Fees	ADMINISTRATION	4,150.00
			\$ 37,167.96

ATHLETIC FIELD MAINTENANCE

AMEREN	Electric Utilities	ATHLETIC FIELD MAINTENANCE	663.40
AMEREN	Gas Utilities	ATHLETIC FIELD MAINTENANCE	193.61
Carbondale Water & Sewer	Water Utilities	ATHLETIC FIELD MAINTENANCE	70.78
Egyptian Electric Cooperative Association	Electric Utilities	ATHLETIC FIELD MAINTENANCE	577.32
Hines Oil Company, Inc.	Fuel/Lubricants	ATHLETIC FIELD MAINTENANCE	513.76

**CARBONDALE PARK DISTRICT
CLAIMS LIST 21-3
MARCH '21**

ATHLETIC FIELD MAINTENANCE CONTINUED

Home City Ice	Rentals	ATHLETIC FIELD MAINTENANCE	227.25
Home Depot Pro	Janitorial Supplies	ATHLETIC FIELD MAINTENANCE	141.03
IMCO Utility Supply Co.	Shop Supplies/Small Tools	ATHLETIC FIELD MAINTENANCE	36.18
Murdale Ace Hardware	Building Repairs/Maintenance	ATHLETIC FIELD MAINTENANCE	126.81
Murdale Ace Hardware	Shop Supplies/Small Tools	ATHLETIC FIELD MAINTENANCE	74.72
NAPA AUTO PARTS	Fuel/Lubricants	ATHLETIC FIELD MAINTENANCE	6.57
NAPA AUTO PARTS	Vehicle Parts/Repairs	ATHLETIC FIELD MAINTENANCE	138.19
Plaza Tire Service	Vehicle Parts/Repairs	ATHLETIC FIELD MAINTENANCE	404.84
RURAL KING	Janitorial Supplies	ATHLETIC FIELD MAINTENANCE	50.97
South Highway Water District	Water Utilities	ATHLETIC FIELD MAINTENANCE	44.50
WAGES & BENEFITS	MARCH '21	ATHLETIC FIELD MAINTENANCE	8,306.18
			\$ 11,576.11

COMMUNITY SERVICE

WAGES & BENEFITS	MARCH '21	COMMUNITY SERVICE	492.24
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GOLF MAINTENANCE

ADVANCED TURF SOLUTIONS	Chemicals	GOLF MAINTENANCE	184.62
AMEREN	Gas Utilities	GOLF MAINTENANCE	115.60
Burkdel Mulch LLC	Landscaping Supplies	GOLF MAINTENANCE	11.25
Carbondale Water & Sewer	Water Utilities	GOLF MAINTENANCE	20.32
DOOR DOCTOR OF SOUTHERN ILLINOIS	Building Repairs/Maintenance	GOLF MAINTENANCE	737.75
Egyptian Electric Cooperative Association	Electric Utilities	GOLF MAINTENANCE	1,049.63
Frontier	Fax/Modem	GOLF MAINTENANCE	147.97
Frontier	Telephone Expense	GOLF MAINTENANCE	26.93
Hines Oil Company, Inc.	Fuel/Lubricants	GOLF MAINTENANCE	581.30
LOCAL PLANT PRO	Contractor Fees	GOLF MAINTENANCE	205.00
Lowe's	Construction Materials	GOLF MAINTENANCE	55.72
Murdale Ace Hardware	Vehicle Parts/Repairs	GOLF MAINTENANCE	0.54
NAPA AUTO PARTS	Vehicle Parts/Repairs	GOLF MAINTENANCE	4.29
PLP Battery Supply	Vehicle Parts/Repairs	GOLF MAINTENANCE	55.00
Republic Services #734	Maintenance Contracts	GOLF MAINTENANCE	144.21
Roy Walker Communications, Inc.	Inspection Fee	GOLF MAINTENANCE	734.00
RURAL KING	Shop Supplies/Small Tools	GOLF MAINTENANCE	15.55
RURAL KING	Vehicle Parts/Repairs	GOLF MAINTENANCE	64.50
Sam's Mastercard	Postage/Freight	GOLF MAINTENANCE	8.45
Sam's Mastercard	Shop Supplies/Small Tools	GOLF MAINTENANCE	335.68

**CARBONDALE PARK DISTRICT
CLAIMS LIST 21-3
MARCH '21**

GOLF MAINTENANCE CONTINUED

Sam's Mastercard	Vehicle Parts/Repairs	GOLF MAINTENANCE	34.27
WAGES & BENEFITS	MARCH '21	GOLF MAINTENANCE	13,034.32
		\$	17,566.90

GOLF OPERATIONS

ACUSHNET COMPANY	Golf Shop Supplies	GOLF OPERATIONS	3,136.27
AMEREN	Gas Utilities	GOLF OPERATIONS	126.19
Carbondale Water & Sewer	Water Utilities	GOLF OPERATIONS	27.64
Cintas	Inspection Fee	GOLF OPERATIONS	268.81
Clearwave	Fax/Modem	GOLF OPERATIONS	299.00
Clearwave	Telephone Expense	GOLF OPERATIONS	75.52
CountyTele	Maintenance Contracts	GOLF OPERATIONS	45.00
Egyptian Electric Cooperative Association	Electric Utilities	GOLF OPERATIONS	629.53
Illinois Department of Revenue	Sales Tax Expense	GOLF OPERATIONS	43.00
Koerner Distributor Inc.	Concession Supplies	GOLF OPERATIONS	179.40
Lowe's	Building Repairs/Maintenance	GOLF OPERATIONS	698.48
Pepsi MidAmerica	Concession Supplies	GOLF OPERATIONS	919.86
Powernet	Telephone Expense	GOLF OPERATIONS	20.13
Republic Services #733	Maintenance Contracts	GOLF OPERATIONS	141.33
RURAL KING	Shop Supplies/Small Tools	GOLF OPERATIONS	17.88
RURAL KING	Vehicle Parts/Repairs	GOLF OPERATIONS	69.99
Terminix International	Maintenance Contracts	GOLF OPERATIONS	81.00
USGA	Dues and Subscriptions	GOLF OPERATIONS	150.00
Venegoni Distributing Inc.	Concession Supplies	GOLF OPERATIONS	246.50
Verizon Wireless	Telephone Expense	GOLF OPERATIONS	1.78
WAGES & BENEFITS	MARCH '21	GOLF OPERATIONS	5,157.01
Walmart Community	Concession Supplies	GOLF OPERATIONS	1.54
Walmart Community	Office Supplies	GOLF OPERATIONS	8.44
		\$	12,344.30

KIDS KORNER

AMEREN	Electric Utilities	KIDS KORNER	234.81
AMEREN	Gas Utilities	KIDS KORNER	183.69
Carbondale Water & Sewer	Water Utilities	KIDS KORNER	369.89
DE LAGE LANDEN FINANCIAL SERVICES, INC.	Leases	KIDS KORNER	45.71
Electronic Architechs	Inspection Fee	KIDS KORNER	150.00
Fresh Foods	Food/Provisions	KIDS KORNER	113.57
Frontier	Fax/Modem	KIDS KORNER	60.98
Hines Oil Company, Inc.	Fuel/Lubricants	KIDS KORNER	134.65
Home Depot Pro	Janitorial Supplies	KIDS KORNER	125.10
Home Depot Pro	Program Supplies	KIDS KORNER	263.44
Modern Office Connections	Office Supplies	KIDS KORNER	43.00
Powernet	Telephone Expense	KIDS KORNER	18.64
Terminix International	Maintenance Contracts	KIDS KORNER	66.00

**CARBONDALE PARK DISTRICT
CLAIMS LIST 21-3
MARCH '21**

KIDS KORNER CONTINUED

Verizon Wireless	Telephone Expense	KIDS KORNER	76.04
WAGES & BENEFITS	MARCH '21	KIDS KORNER	12,685.52
Walmart Community	Food/Provisions	KIDS KORNER	516.04
Walmart Community	Janitorial Supplies	KIDS KORNER	67.85
			\$ 15,154.93

LEARNING TREE

Active Network LLC	Bank Charges	LEARNING TREE	60.79
AMEREN	Electric Utilities	LEARNING TREE	199.65
AMEREN	Gas Utilities	LEARNING TREE	361.01
Carbondale Water & Sewer	Water Utilities	LEARNING TREE	13.82
Clearwave	Fax/Modem	LEARNING TREE	149.50
Clearwave	Telephone Expense	LEARNING TREE	37.76
CountyTele	Maintenance Contracts	LEARNING TREE	30.00
DE LAGE LANDEN FINANCIAL SERVICES, INC.	Leases	LEARNING TREE	45.71
Ed Burris Disposal Service LLC	Maintenance Contracts	LEARNING TREE	38.50
Electronic Architechcs	Inspection Fee	LEARNING TREE	75.00
Lowe's	Building Repairs/Maintenance	LEARNING TREE	676.20
Murdale Ace Hardware	Shop Supplies/Small Tools	LEARNING TREE	11.95
Terminix International	Maintenance Contracts	LEARNING TREE	46.50
Tuition Express Fees	Bank Charges	LEARNING TREE	64.25
WAGES & BENEFITS	MARCH '21	LEARNING TREE	3,532.34
			\$ 5,342.98

OUTDOOR AQUATIC CENTER

AMEREN	Electric Utilities	OUTDOOR AQUATIC CENTER	219.31
AMEREN	Gas Utilities	OUTDOOR AQUATIC CENTER	50.32
Carbondale Water & Sewer	Water Utilities	OUTDOOR AQUATIC CENTER	20.41
DIMENSIONAL SECURITY SYSTEMS	Contractor Fees	OUTDOOR AQUATIC CENTER	180.00
Verizon Wireless	Telephone Expense	OUTDOOR AQUATIC CENTER	39.74
			509.78

PARK MAINTENANCE

Carbondale Water & Sewer	Water Utilities	PARK MAINTENANCE	26.48
Clearwave	Fax/Modem	PARK MAINTENANCE	299.00
Clearwave	Telephone Expense	PARK MAINTENANCE	12.76
CountyTele	Maintenance Contracts	PARK MAINTENANCE	40.44
Direct Energy Business	Electric Utilities	PARK MAINTENANCE	332.51
ERB Turf Equipment, Inc.	Equipment Parts/Repairs	PARK MAINTENANCE	126.38
Hines Oil Company, Inc.	Fuel/Lubricants	PARK MAINTENANCE	308.25
Murdale Ace Hardware	Shop Supplies/Small Tools	PARK MAINTENANCE	-4.66
Powernet	Telephone Expense	PARK MAINTENANCE	25.26

PARK MAINTENANCE

RECREATION

CLAIMS LIST 21-3 SUMMARY

37,167.96

11,576.11

**CARBONDALE PARK DISTRICT
CLAIMS LIST 21-3
MARCH '21**

**CLAIMS LIST 21-3
SUMMARY CONTINUED**

COMMUNITY SERVICE	492.24
GOLF MAINTENANCE	17,566.90
GOLF OPERATIONS	12,344.30
KIDS KORNER	15,154.93
LEARNING TREE	5,342.98
OUTDOOR AQUATIC CENTER	509.78
PARK MAINTENANCE	12,559.79
RECREATION	8,617.05
	<u>\$ 121,332.04</u>

ABSTRACT OF VOTES CAST AT THE CONSOLIDATED GENERAL ELECTION

STATE OF ILLINOIS)
COUNTY OF JACKSON)

FOR CANDIDATES ONLY

CARBONDALE PARK DISTRICT

As County Clerk and Canvassing Board for Jackson County I do hereby certify that on April 20th 2021, I canvassed the returns of an election held on April 6th 2021, and do proclaim that a total of 1,699 voters requested and received ballots for this district and I do further certify that the following list of candidates each received the number of votes recorded him or her for the office listed below.

CARBONDALE PARK DISTRICT COMMISSIONER

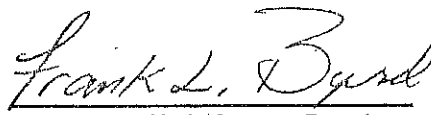
VOTE FOR NOT MORE THAN TWO

CANDIDATE	VOTES
Carl R. Flowers	1,152*
Carmen Suarez	948*

* Denotes the individual or individuals elected to office.

I further certify that the above is a true and complete Abstract of Votes and was prepared in my presence this

20th Day of April, 2021.


County Clerk/Canvass Board

RECEIVED

APR 29 2021

Effects of Environmental Variation on *Allium vineale* in
Southern Illinois

Derek Hartmann

School of Biological Sciences, SIUC

Abstract

Observing a species' demography and overall fitness over a period of time can provide a wealth of insights towards future studies. A common perennial species of wild onion, *Allium vineale*, was observed over the course of a month to study and understand the ecological concepts associated with the species being located in varying locations. Two locations were chosen. One was typically more ideal for *A. vineale* and one was less than ideal. Results showed that the unideal location proved to hinder the population, due to variables such as competition and abiotic factors. This observational study helped grasp the ideas behind the ecological concepts associated with *A. vineale* proved to be a valuable aid and stepping stone for future research.

Keywords: *Allium vineale*, competition, populations, ecological concepts, habitat variability, environmental variation

1 | Introduction

Taking the time to simply observe species with limited contact or influence in the natural environment can provide a wealth of information to researchers. Through observation, researchers can see just how an organism has adapted to environments. Seeing these varying adaptations in environments can give crucial insights as to how and where an organism thrives. By observing a species, a variety of ecological concepts can be tested and studied. In this experiment, a couple of ecological concepts I studied were abundance and how environments differ for populations in different locations. Oftentimes, species in non-ideal habitats lag behind

species in ideal habitats. The number of individuals are generally smaller, the average heights and overall fitness is reduced, and reproductive success is often much lower (Anderson et al. 1982). A slightly wetter environment compared to a dry environment can give rise to much different populations of the same species. However, simply being in a non-ideal environment isn't the sole factor in what makes a species have a lower fitness. Another concept observed in this study was competition. Competition occurs between individuals of the same or different species when the required environmental resources or energy are insufficient or a particular environmental factor is limited (Seifert et al. 2014). Intraspecific competition was heavily focused upon in this study. Intraspecific competition, or competitions between individuals, has been found to severely limit the accumulation of biomass in a species, even more than a species simply being located in a non-ideal habitat (Xiao-zhou et al. 2019). Depending on where the competition occurs, above or below ground, can determine where the limited nutrients/resources in a plant are allocated. Lastly, the concept of abiotic and biotic factors on a species was taken into account. Examples of biotic factors include plants, animals, and micro-organisms and examples of abiotic factors include wind, water, and sunlight. These can affect a plant's growth – hindering it or positively influencing it. These influences can be done through a variety of ways such as increasing photosynthesis rates and warming an environment, creating an ideal habitat for a species, or decreasing the efficiency of photosynthesis by introducing a pathogen (Rejeb et al. 2014). It's clear that all of these ecological concepts are closely associated with each other, so typically in experiments, careful and specific steps have to be taken in order to see exactly how each one effects species in a study. In this study, the purpose of viewing a species strictly through observation, was to broadly and generally grasp these ideas. By studying the numbers,

sizes, and observing trade-offs in a study species, this will give way to future studies and help understand population dynamics as a whole.

The purpose of studying *Allium vineale* was to test these ecological concepts, while relating them to the natural world, giving a further insight on how organisms can interact with each other and the environment. *Allium vineale* right away proved to be an ideal species to serve as a steppingstone into testing and observing ecological concepts. For example, looking at a clump of *A. vineale* in the wild, immediately one can see that intraspecific competition is playing a key ecological role. Intraspecific competition between *A. vineale* individuals is likely the main explanation as to why this species' bulbs are only 1-1.5 cm long (Ceplitis 2001). In general, the purpose of this experiment was to study the demography basics of individuals, observing the fitness of a species, thus allowing models and tables to be built. These models can then be used to study and understand the fate of populations and communities in varying environments, and the changing world as a whole (Garnier et al. 2018).

I formed a couple of hypotheses studying *A. vineale* in a couple of different locations. These locations being Cedar Lake and Marberry Arboretum. I hypothesized that the Cedar Lake population would have a higher fitness overall, due to being in a more ideal habitat with a drier environment and fuller sunlight. The Marberry population did not have access to these ideal conditions, so I also hypothesized that the Marberry population would lag behind the Cedar Lake population, having more individuals show up from the previous season after the first observation, due to the increased competition within the species and evolutionary adaptation of *A. vineale* to minimize competition through increased dormancy periods (Smith 1938, Ceplitis 2001).

2 | Materials and Methods

2.1 | Study Species

Allium vineale, a bulb-forming species of wild onion, is a weed commonly found in North America, originating from Europe, Africa, and the Middle East (WCSP n.d.). It is a perennial species more commonly known as wild garlic, crow's garlic, or stag's garlic. Individuals often occur in clumps, likely due to short dispersal methods. The underground bulbs of this plant are generally 1-1.5 cm long, but in some cases, up to 2 cm ("Wild garlic" n.d.). As stated, these small bulbs are likely due to the competition with each individual in such close proximity. However, the bulbs have been observed to have varying dormancy periods to avoid this competition as much as possible. (Smith, 1938; Cepitis 2001). Generally, this species reproduces asexually by means of the aerial and underground bulblets, but it can also reproduce by seed when flowers are produced. Though, reproducing sexually by flowers and seeds is seen less often (Ronsheim and Bever, 2000).

While being able to survive in a wide variety of environments, *A. vineale* is an ideal species to study, observe, and compare between environments. *A. vineale* is ideal due to the varying shoot systems of this species. Thickness of stems and leaves in clumps of individuals vary, numbers of reproducing individuals vary, heights vary, etc. The fitness of this species as a whole varies, and this can be observed relatively easy. The fitness heavily depends on where the species is located. *A. vineale* thrives in full or mostly full sunlight, a moist or slightly dry environment, with as little competition as possible (Ronsheim, 1994).

2.2 | Locations Studied

Two locations for this study were chosen to observe *A. vineale*: Marberry Arboretum in Carbondale, Illinois and near Cedar Lake, five miles south of Carbondale. The Marberry Arboretum location had a forest of trees providing shade and a thick coverage of dead leaves with a pond and stream nearby, proving to be a less ideal location for *A. vineale* with wetter and shadier conditions. The area in which *A. vineale* was observed near Cedar Lake was a small field, open with few trees. However, other species, such as grasses, were more common in the Cedar Lake area, increasing interspecific competition.

2.3 | Field Methods

At each location, Marberry Arboretum and Cedar Lake, three 1m by 1m plots were chosen randomly for a total of six plots between the two locations. In each plot, the total number of individuals was recorded, as well as the number of clumps and the number of individuals in each clump. The maximum heights and average heights of *A. vineale* for each plot were measured and calculated. The counting of individuals and measuring of heights was conducted twice over the course of a month. Once on March 14th, 2021, and once on April 12th, 2021. Trips to each site was repeatedly done to observe how the *A. vineale* populations compared to each other.

2.4 | Data Analysis and Models

The data collected for counting individuals as well as the max heights and average heights of each plot was taken manually. The data taken was put into Microsoft Excel to construct tables as well as bar graphs in order to clearly see the results and come to an accurate conclusion.

3 | Results

3.1 | Population Sizes

The number of clumps in each plot, the number of individuals in each clump, and the total number of individuals in each plot was recorded.

Cedar, 1 st Observation				Cedar, 2 nd Observation			
	Plot 1	Plot 2	Plot 3		Plot 1	Plot 2	Plot 3
Clump 1	20	9	45	Clump 1	69	30	90
Clump 2	9	27	6	Clump 2	25	94	-
Clump 3	5	32	28	Clump 3	4	76	18
Clump 4	15	56	63	Clump 4	54	183	153
Clump 5	5	11	30	Clump 5	10	32	91
Clump 6	57	41	32	Clump 6	244	145	44
Clump 7	32	-	42	Clump 7	119	-	99
Clump 8	27	-	14	Clump 8	106	-	-
Clump 9	10	-	-	Clump 9	29	-	9

Clump 10	26	-	-
Total	206	176	260

Figure 1

Clump 10	39	-	-
Total	699	560	495

Figure 2

118 In the 2nd observation of Cedar, in Plot 3, Clumps 2 and 8 no longer had any aboveground
 119 individuals/biomass. A new clump, Clump 9, emerged with 9 individuals (Figure 2).

120

Marberry, 1 st Observation			
	Plot 1	Plot 2	Plot 3
Clump 1	34	21	23
Clump 2	44	29	14
Clump 3	20	34	40
Clump 4	16	24	-
Clump 5	-	22	-
Clump 6	-	18	-
Total	114	148	77

Figure 3

Marberry, 2 nd Observation			
	Plot 1	Plot 2	Plot 3
Clump 1	46	51	29
Clump 2	87	82	19
Clump 3	33	101	51
Clump 4	29	78	12
Clump 5	-	43	-
Clump 6	-	36	-
Total	195	391	111

Figure 4

121

122 In the second observation of Marberry, in Plot 3, there was a new clump, Clump 4, which
 123 emerged with 12 individuals (Figure 4).

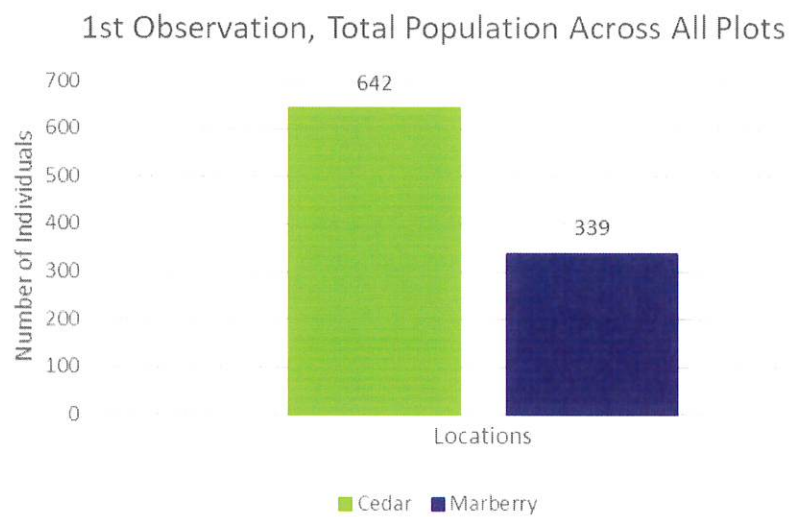


Figure 5

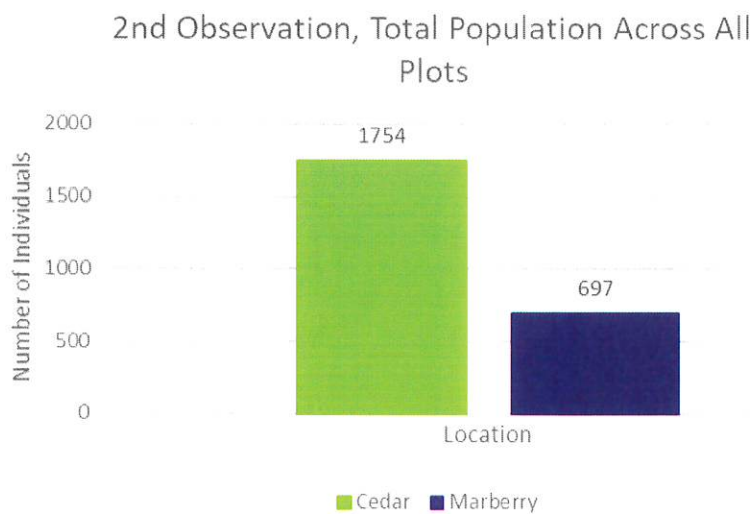


Figure 6

131

132 3.2 | Heights and Averages

133 The tallest individual in each plot at each location was recorded as well as the average
134 height of every individual in each plot.

Cedar, 1 st Observation (cm)			
	Plot 1	Plot 2	Plot 3
Maximum	38	25	32
Average	18	16	21

Figure 7

Cedar, 2 nd Observation (cm)			
	Plot 1	Plot 2	Plot 3
Maximum	67	47	53
Average	27	23	26

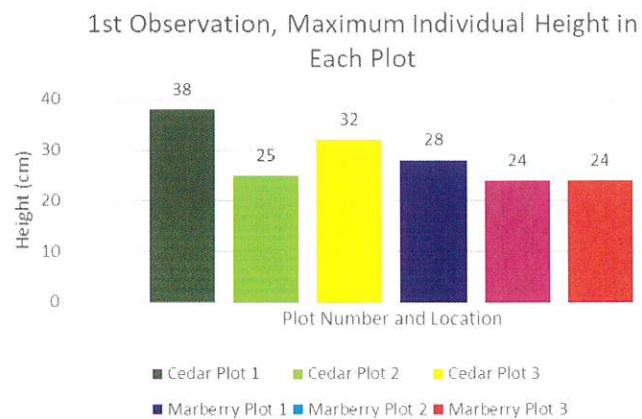
Figure 8

Marberry, 1 st Observation (cm)			
	Plot 1	Plot 2	Plot 3
Maximum	28	24	24
Average	20	17	15

Figure 9

Marberry, 2 nd Observation (cm)			
	Plot 1	Plot 2	Plot 3
Maximum	48	44	42
Average	28	21	22

Figure 10



137

138

Figure 11

2nd Observation, Maximum Individual Height in Each Plot

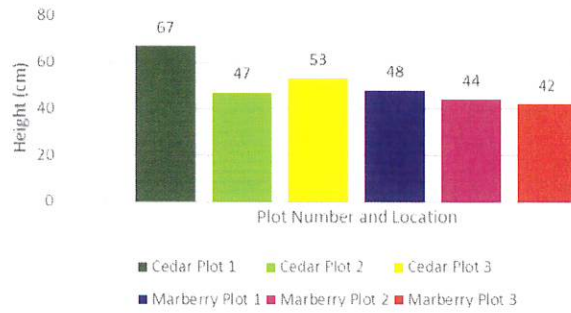


Figure 12

1st Observation, Average Individual Height in Each Plot

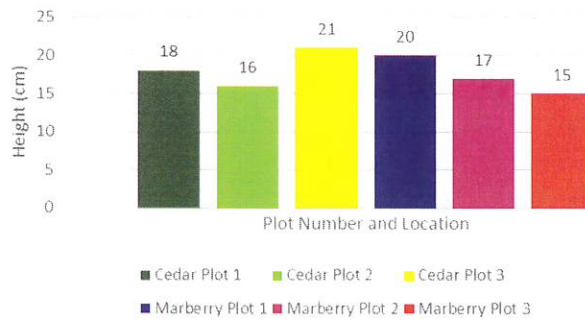


Figure 13

2nd Observation, Average Individual Height in Each Plot

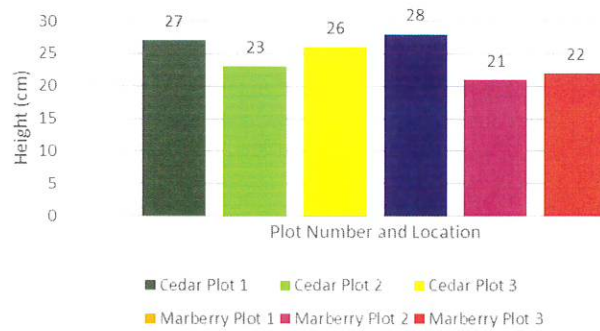


Figure 14

4 | Discussion

The results of this study were quite interesting. Right away, one can see the staggering difference between individuals at each location. When recorded during the first observation, the Cedar Lake population was almost twice that of the Marberry Arboretum population. Then, when recorded about a month later, the Cedar population almost tripled, while the Marberry population only doubled. Throughout the study, the Cedar population overall looked to be bigger with wider stems, compared to the Marberry population. The tallest individuals found in each plot at Cedar Lake were substantially bigger as well, compared to the individuals at Marberry Arboretum. However, the average heights at both locations were roughly the same. This is likely due to the fact that the Cedar location had more aboveground individuals in the second observation, but they were only just beginning to germinate so their heights were smaller, lowering the average. The number of clumps at each location greatly varied as well. At most, the plot with the most clumps of *A. vineale* individuals at Marberry only had 6 clumps, while the plot with the most individuals at Cedar had 10 clumps.

These results are due to a variety of factors. Mainly, the lower number of individuals and lower number of clumps overall at the Marberry location is due to *A. vineale* being in an unfavorable habitat. *A. vineale* generally thrives in full or mostly full sunlight, a moist or slightly dry environment, with little competition (Ronsheim, 1994). Marberry Arboretum was confirmed to be an unfavorable habitat with abiotic factors heavily hindering the populations. Wetter soils overall and high amounts of light competition due to the abundance of trees around and thick coverage of decaying leaves on the ground were key contributors to the lower fitness found in the Marberry populations. The Cedar habitat proved to be a prime location for *A. vineale* with

drier conditions and higher amounts of sunlight in a more open setting, seen by the overwhelming amount of increased population sizes observed by the end of this study.

Plot 3 at Cedar seemed to be a slight exception. From the beginning of this study, Plot 3 had an abundance of grasses within the plot, giving rise to interspecific competition right away. This was likely the key contributor and explanation as to why Plot 3 lost clumps 2 and 8, by the end of this study. However, after a few weeks, the evolutionary adaptation of *A. vineale* to have varying dormancy periods, to limit interspecific and intraspecific competition, seemed to be very beneficial, as the clumps in Plot 3 had no issue growing just as much as the other plots (Smith, 1938; Ceplitis, 2001). Intraspecific competition didn't seem to be an issue at all for that matter, in any clump of *A. vineale*. For comparison, species such as *Brassica rapa*, without this evolutionary adaptation, tend to do have a much lower fitness, generally smaller in size, having individuals die randomly throughout their life cycle reproducing at a later period, etc. (Miller and Schemske, 1990).

The results found in this study provided supporting evidence towards my hypothesis that the Cedar Lake population would have a higher fitness overall, due to being in a more ideal habitat. However, the second hypothesis was not fully supported. I hypothesized that the Marberry population would lag behind the Cedar population, and that more individuals would germinate by the second observation. I figured that most of the Cedar Lake population had already germinated at the first observation, so only a few number of individuals would show up by the second observation. While this is true, more individuals did show up in the second observation at Marberry, the Cedar Lake population had a much more substantial increase in individuals, instead of the Marberry population as I hypothesized. Again, this is likely due to being in an unfavorable environment.

A. vineale generally reproduces anytime between early spring and summer months (Ronsheim and Bever, 2000). Unfortunately, due to the time constraints of this study, no aboveground bulblets that occur during sexual reproduction were observed yet. Future studies studying the entire cycle of germination, reproduction, and going back to dormancy of *A. vineale* would be beneficial. It would also be beneficial to start changing and manipulating variables in order to narrow down the kind of impact a specific ecological concept has upon a studied species. For example, to get a better idea of how much asexual reproduction is occurring in favorable and unfavorable habitats, if *A. vineale* is chosen to be a studied species again, it'd be beneficial to see how much of the aboveground biomass is from new individuals, and how much of it is simply from individuals emerging from the previous season. The findings from this study and this study as a whole ended up being an excellent starting point, paving the way for future studies to build upon ecological concepts and ideas.

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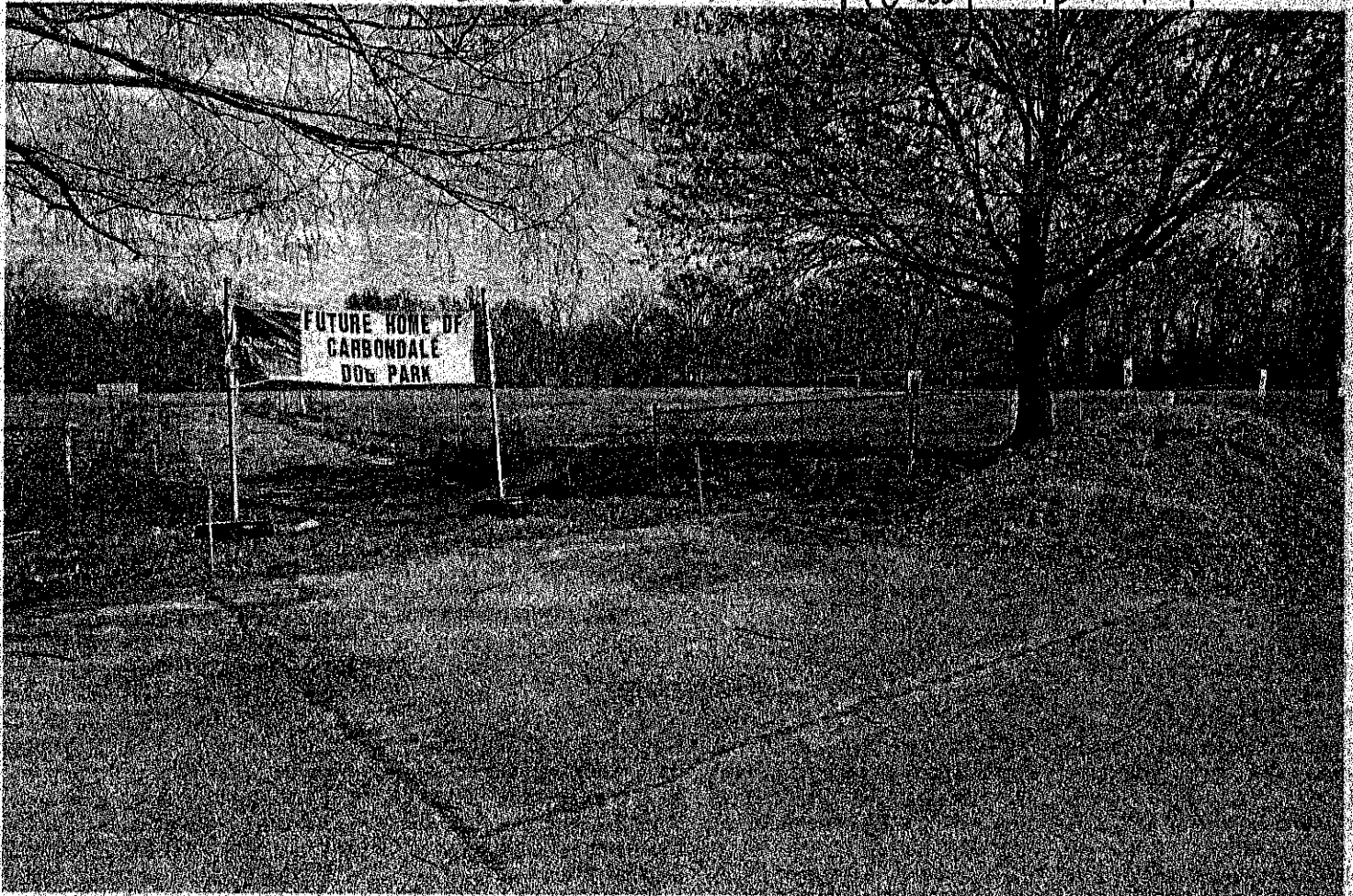
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Work is progressing on the Carbondale Dog Park in Parrish Park.

BYRON HEYTLER, THE SOUTHERN

Making progress

Dog park aims for summer opening with donor support

ISAAC SMITH
The Southern

CARBONDALE — Leaders of a nonprofit behind the city's first dog park say they are making progress, thanks to generous donors, including a local realtor group, chipping in for much-needed amenities at the soon-to-be canine hotspot.

Jane Adams, executive board president for Friends of Carbondale Dog Parks, said the park will be 2 1/2 acres — the largest dog park in the region, and one of the only few with water fountains.

It will on the west side of town,

just behind Parrish School near the LIFE Community Center.

She said the Egyptian Board of Realtors granted the group \$5,000 to put in two new frost-free dog watering stations — one on the large dog side and another on the small dog side. Adams said the units will be well crafted.

This puts the group one step closer to piecing together the park's puzzle of infrastructure and features. Adams said a lot of the planned retail-based fundraising has been quashed by the pandemic restrictions but that several large, personal grants have helped push the park's progress along.

Ron Deedrick, local government affairs director for Illinois REALTORS, helped facilitate the

grant. Deedrick said part of the money came from the national REALTORS organization while a smaller portion was matched by the local group. He said the money came from the Place-making Grant program.

"We do that as a way just to build a little bit of goodwill in the community and help get out some of our advocacy ideas," Deedrick said. "We like to try and get involved."

He said a few members of the local chapter approached him about helping the dog park in late 2019. Eventually the FODP specified an item it needed help with and Deedrick was able to release the funds.

Adams said COVID-19 has not only made fundraising hard, it's also delayed projects and even

raised costs. She said the fencing line item has increased about \$10,000 since it was originally bid.

"There are real supply chain issues," Adams said.

Adams said crews are expected to begin work soon on the park's pavilion — the labor was donated by John A. Logan's trade programs.

Other generous donors

She also said the local plumber's union has donated the labor to install the watering stations and the City of Carbondale donated the water line. Adams said these kinds of tangible gifts have helped tremendously with making progress on the park.

Park

From A1

Adams said the group has received numerous pro-bono services from other members of the community or businesses, including Asaturian Ea-

ton for the surveying and engineer drawings, Thad Hechman for the concept drawings, Arthur Agency for our branding and designs for signage, and E.T. Simonds for gravel delivery and initial excavation.

Mark Mathis, of Mathis Excavation, helped with

site prep, and the Laborers Union Apprenticeship Program helped installing the fence, she said.

The group also received grants from the Murphysboro and Carbondale Walmart locations, and donations from Indian Creek Kennel, Pure Pet, and Ban-

terra Bank for benches.

Additionally, Glenn and Jo Poshard — and two anonymous donors — have made donations for naming rights to the pavilion and dog fields.

Adams said she's hopeful that the park could be open for visitors by summer.

Friends of Carbondale Dog Parks, a registered nonprofit, is working with the Carbondale Park District to maintain the park, which the district will own and insure. The FCDP was incorporated as a 501(c)(3) organization in the spring of 2017.

The group's "wish list" can be found on Friends of Carbondale Dog Park's website <https://cdaledogparks.org/donate/>

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The Southern
April 9th

CARBONDALE PARK DISTRICT

Interim replacement director announced

**Longtime director
Kathy Renfro set to
retire next month**

ISAAC SMITH
The Southern

CARBONDALE — The Carbondale Park District has announced its interim replacement for long-time executive director Kathy Renfro, who announced she would retire this May.

The Park District announced Thursday that Trey Anderson

had been chosen to fill Renfro's shoes on an interim basis. Anderson has served as the acting Golf Maintenance Superintendent at Carbondale Park District's Hickory Ridge Public Golf Course for the last three years, the district's

announcement said.

Renfro has worked more than a decade with the district and announced early last month that she would be stepping into retirement in May. Park District board president Carl Flowers said that the board would begin a formal search for a permanent replacement beginning in late summer.

Discussions began in 2017 with Carbondale officials about the city absorbing some of the park district's operations. There was recently a proposal sent to the district from the city council with ideas about how this would work.

Flowers said navigating this and the district's other challenges will be among the chief duties of Renfro's replacement. Talking with The Southern in March, Renfro offered this advice to her replacement.

"Be a good listener and stay true to yourself," she said. But, above all else she said, "know your community."

Isaac.smith@thesouthern.com
618-351-5823
On Twitter: @smithreports



PROVIDED BY TREY ANDERSON
Trey Anderson

Carbondale Park District hires director Trey Anderson will succeed Kathy Renfro

CARBONDALE TIMES

The Carbondale Park District will have a new director.

The park district's board of commissioners announced Thursday that Trey Anderson, who has worked at the park district for more than 15 years, has been promoted to interim executive director.

Anderson, an SUV graduate, most recently has been the acting golf maintenance superintendent at the park district's Hickory Ridge Public Golf Course for the last three years.

As director, Anderson will succeed Kathy Renfro, who retires May 15 after 14 years as executive director of the Carbondale Park District.

The board of commissioners approved the Anderson's hiring at a special meeting April 15.

Carbondale Times
Friday April 28rd

The Southern
Friday April 28rd

The Southern
Sat-Sun April 24-25

Sunset Concerts canceled again

SIU MEDIA SERVICES

CARBONDALE — The Sunset Concert Series, a Carbondale summer tradition dating back more than 40 years, is extending its hiatus through 2021.

The difficult joint decision to cancel the popular free concert series for the second consecutive year was made to help ensure the health and safety of the public in the wake of the ongoing COVID-19 pandemic and because Southern Illinois University Carbondale and the city of Carbondale are continuing to

follow State of Illinois mitigation guidelines.

Currently, regulations don't allow such large concerts. Organizers note that planning and booking of a diverse group of entertainers begins in December for the following summer's concerts so they ultimately had to make the call to cancel for this summer.

Plans underway for great music in 2022

Sponsors of the concerts are SIU's Student Center and Stu-

dent Programming Council, the Carbondale Park District and the City of Carbondale. The concerts typically happen each Thursday evening in June and July at locations on campus and in the city. The inaugural event dates to 1978.

Co-sponsors are already working on plans to resume the concerts in 2022 with a diverse and exciting lineup. Watch the Student Center webpage or Facebook page for information about next year's Sunset Concerts and other events.

Park District hires SIUC grad

Hoesman named superintendent of recreation

THE SOUTHERN

CARBONDALE — The city's Park District has named Niki Hoesman to the role of superintendent of recreation.

Hoesman will be working at the LIFE Community Center, planning and coordinating a variety of recreational activities, including

Summer Daze Youth Day Camp and Aquatic Classes at the Super Splash Park, according to a district news release.

When asked what she wants to get started on first, she responded that she would like to take the first few weeks to better learn the community and the community leaders.

Hoesman recently moved to Carbondale from Urbana, where she worked as the community program coordinator at the Urbana Park District.

However, she is not new to the area. In 2017 she graduated from SIUC with a degree in Recreation Administration.

The addition of Hoesman to the staff comes on the heels of the district announcing its interim replacement for long-time executive director Kathy Renfro, who will retire next month.

They Anderson had been chosen to fill Renfro's shoes on an interim basis. Anderson has served as the acting Golf Maintenance Superintendent at Carbondale

Park District's Hickory Ridge Public Golf Course for the last three years. The district's announcement said.

Renfro has worked more than a decade with the district and announced early last month that she would be stepping into retirement in May. Park District board president Carl Flowers said that the board would begin a formal search for a permanent replacement beginning in late summer.

Anderson said as interim, he doesn't have any major plans to

shake up the district and will use the time to see if he would like the permanent position.

"I'll steer the ship for six to eight months, after that we'll see," he said. "If there's a fit there, that's great."

Discussions began in 2017 with Carbondale officials about the city absorbing some of the park district's operations. There was recently a proposal sent to the district from the city council with ideas about how this would work.

The Southern Wednesday April 28th

City extends Kids Korner

lease for

another year

But tensions with the park district clearly haven't abated

BY GEOFF RITTER
GRITTER@CARBONDALETIMES.COM

The Kids Korner child care facility that adjoins Hurley Park will remain in that spot at least a little longer following discussion this week by the Carbon-dale City Council, but tensions between city and park leaders over supposed merger talks clearly haven't subsided.

At Tuesday's meeting, city council members informally agreed to an extension of the city's lease of the building to the park district until September 2022, largely under the same terms of the initial lease, signed last fall and set to expire this June.

Before that agreement, the city, which owns the building, and the park district, which operates the Kids Korner program, had operated without even having a formal lease since 2013.

Their final arrangement, reached last following a conten-

See CITY on PAGE 8

Carbon-dale Times April 8th

City

Continued from Page 1

tious joint meeting between park and city leaders, granted the park district use of the building for \$1 a year. However, it also placed all responsibility for maintenance of the building, an aging former postal facility, on the financially struggling park district, while also allowing the park district to opt out of the lease at any time, for any reason.

The presumption at the time was that the park district would use the time to look at possibly relocating Kids Korner out of the city-owned building—or that stalled talks of a possible merger between the two governmental bodies would reach a breakthrough. Neither has occurred, although the park district's board addressed the first point in a letter sent to the city April 23.

"As you would likely agree, and hopefully understand, COVID-19 has made it difficult to visit other sites, access to the buildings was limited and the childcare staff was unusually busy as they assisted Carbon-dale Elementary District 95 with remote learning during

the 2020-2021 school year, the letter reads in part. "Given these factors, the park district has been unsuccessful in locating an alternative site for the Kids Korner program."

Talks of the possible merger, however, have hovered over nearly every discussion between the city and the park district in recent years. Saddled with debt from the construction of the Super Splash Park and Hickory Ridge Golf Course, and bound by law from being able to collect a larger tax levy, the park district's significant financial challenges have become increasingly public.

Some of this culminated in a 2019 referendum in which voters overwhelmingly said the two should begin talks of a merger. Two years later, however, those talks have gone nowhere, even as the park district has started walking away from lease arrangements it held for decades at other city-owned park sites.

But as Councilman Lee Fronabarger noted Tuesday, the park district board recently voted not to consider a merger proposal from the city until it has seated a new permanent director. Last week, the park district announced

that it has hired Dey Anderson to lead the organization once long-time Executive Director Kathy Renfro leaves next month, but that hire is only interim. There was no announced timeline for making a permanent hire.

Fronabarger suggested it all amounted to "kicking the can down the road." Others on the council expressed similar frustrations. "How long are we going to subsidize the park district?" asked Mayor Mike Henry, echoing comments from others. "It just goes on and on and on—I don't know where the end of this is. They just don't quit."

Some proposed raising the monthly rent cost for Kids Korner to \$500 or even \$1,000, but there were concerns that a request for such a tribute amount could actually affect service at Kids Korner and jeopardize child care.

"I can't do that," Councilman Jeff Doherty said.

Councilman Adam Loos, an outspoken critic of the park district, suggested the park district's financial collapse is "inevitable," and the recent request was just another delay tactic.

"What they're doing is trying to run out the clock," Loos said.

April 30th

Sunset Concerts canceled again

COVID hiatus

will continue

another year for

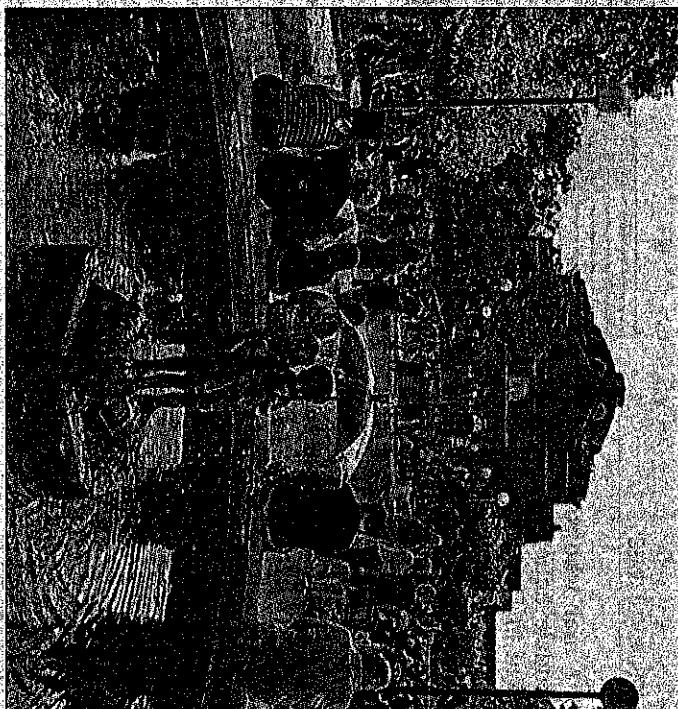
popular series

BY CHRISTI MATHIS
SIU UNIVERSITY COMMUNICATIONS

The Sunset Concert Series, a Carbondale summer tradition dating back more than 40 years, is extending its hiatus through 2021.

The difficult joint decision to cancel the popular free concert series for the second consecutive year was made to help ensure the health and safety of the public in the wake of the ongoing COVID-19 pandemic, and because SIU and the city of Carbondale are continuing to follow state of Illinois mitigation guidelines.

Currently, regulations don't allow such large concerts. Organizers note that planning and booking of a diverse group of entertainers begins in December for the following summer's concerts, so they ultimately had to make the call to cancel for this summer.



SIU UNIVERSITY COMMUNICATIONS FILE PHOTO

There will be no Sunset Concerts this year — just like last year.

Sponsors of the concerts are SIU's Student Center and Student Programming Council, the Carbondale Park District and the city of Carbondale. The concerts typically happen each Thursday evening in June and July at locations on campus and in the city.

The inaugural event dates to

1978.

Co-sponsors are already working on plans to resume the concerts in 2022 with a diverse and exciting lineup.

Watch the Student Center webpage or Facebook page for information about next year's Sunset Concerts and other events.

The Carbondale Park District is seeking applicants for the positions of water safety instructor/swim instructor, building attendant, camp counselor and lifeguard. To see the full job descriptions and print an application, go to cpkd.org/employment.

CARBONDALE PARK DISTRICT

REQUEST FOR BOARD ACTION

SUMMARY OF REQUESTED ACTION

AGENDA ITEM VIII - - UNFINISHED BUSINESS

A. Discussion/Approval Kids Korner Lease

Staff Recommends Approval

BOARD ACTION:

Motion By: _____ 2nd By: _____

ROLL CALL:

Adams _____ Flowers _____ Trimble _____

Sergeev _____ Suarez _____



LEASE

This Indenture dated this the _____ day of _____, 2021, Witnesseth That: THE CITY OF CARBONDALE, ILLINOIS, a municipal corporation, hereinafter referred to as "Lessor", leases to the Carbondale Park District, hereinafter referred to as "Lessee", and Lessee accepts that certain portion described as approximately 3,000 sq. ft. in the Turley Park Old Post Office Building located at 101 N.Glenview Drive, Carbondale, IL 62902, herein and hereby made a part hereof, shall; hereinafter be referred to as "Premises", from the 1st day of July 2021.

In Consideration hereof, the Lessor and Lessee covenant and agree as set forth herein, and as set forth in Rider "A", if said Rider is attached hereto:

I. RENT

Lessee agrees to and shall pay to Lessor as rent for the premises \$1.00 for the term of _____ the lease..

II. TERM OF LEASE

This lease shall commence on the 1st day of July, 2021 and shall terminate on 30th day of September, 2022.

III. MAINTENANCE OF PREMISES

Lessee will be responsible for providing:

- A. All services, equipment, machinery and materials necessary for the maintenance of said premises shall be purchased, maintained, repaired, replaced and stored by the Lessee, at Lessee's sole expense. These services include refuse disposal, water and sewer, recycling, cleaning, mowing, landscaping, and other services necessary to maintain the premises in good working order.
- B. Furnish and install replacements of fluorescent lamps and/or light bulbs for standard building lighting fixtures.
- C. Any exterior signs upon approval of such by the City of Carbondale Planning Department.

Lessor will be responsible for:

- A. Maintenance of parking lots.
- B. Removal of snow from parking lots and public sidewalks.

IV. CERTAIN RIGHTS RESERVED BY LESSOR

Lessor reserves and may exercise without affecting Lessee's obligations hereunder, the following rights:

- A. To name or change the building's name or street address.
- B. To show the premises to prospective tenants at reasonable hours during the lease term and, if vacated during such year, to prepare the premises for re-occupancy.
- C. To retain at all times, and to use in appropriate instances, keys to all doors and locked spaces within and into the premises, exclusive of Lessee's vaults and safes.
- D. To have and retain a paramount title to the premises free and clear of any act of Lessee purporting to burden or encumber it.
- E. To perform six month walk-through inspection of the property with a representative of the Park District.

V. WAIVER OF CLAIMS

Except as otherwise provided herein, Lessee represents that it has inspected the Property, accepts the condition "as-is" and fully assumes any and all risks incidental to the use thereof. Lessor shall not be liable to Lessee, its agents, employees, subcontractors or independent contractors for any personal injury or property damage suffered by them which may result from hidden, latent or other dangerous conditions in, on, upon or within the Property unknown to the Lessor, its officers, agents or employees. Lessee agrees that to the extent not expressly prohibited by law, the Lessor, its officers, agents and employees, shall not be liable for any damage either to person or property, sustained by the Lessee or by other persons due to the building or any part thereof or any appurtenances thereof becoming out of repair, or due to the happening of any accident in or about said building, or of any other person. This provision shall apply especially (but not exclusively) to damage caused by water, snow, frost, steam, sewage, gas or odors, or by the bursting or leaking of pipes or plumbing works or the failure of any appurtenances or equipment, and shall apply equally whether such damage be caused by the act or neglect of other tenants, occupants, employees, or janitors of said building, or any other persons, and whether such damage be caused or occasioned by anything or circumstance above mentioned or referred to, or by any other thing or circumstance, whether of a like nature or of a wholly different nature. If any such damage shall be caused by the acts or neglect of the Lessee, the Lessor, may, at its option, repair such damage, whether caused to the building and the Lessee shall thereupon reimburse the Lessor for the total cost of

such damage to the building except to the extent that Lessor shall be reimbursed for such damage through insurance carried by Lessor. The Lessee further agrees that all personal property upon the demised premises shall be at the risk of the Lessee only and that the Lessor shall not be liable for

VI. COVENANTS OF LESSEE

The Lessee shall at its own cost and expense:

- A. Take good care of the demised premises and shall suffer no waste.
- B. Comply with all sanitary laws, ordinances, rules and order of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises.

VII. CARE AND MAINTENANCE

The taking of possession by Lessee shall be conclusive evidence as against Lessee that the Premises were in good order and satisfactory condition when Lessee took possession. Lessee shall be responsible for all damage done to the Premises or to the building by Lessee or by Lessee's employees, agents, invitees or customers and Lessee shall promptly on demand by Lessor reimburse Lessor for the full cost of repair of all such damage except to the extent the Lessor shall be reimbursed for such damage through insurance carried by Lessor.

VIII. SURRENDER OF PREMISES

Upon any termination of this lease, by expiration or otherwise:

- A. Lessee shall immediately vacate the premises and surrender possession thereof, including all keys as herein required, to Lessor..
- B. Lessee shall surrender the premises in as good condition as when Lessee took possession, except for reasonable wear and tear and damage by any casualty not caused by Lessee.
- C. Lessee grants to Lessor full authority and license to enter the premises and take possession in the event of any such termination.

IX. POSSESSION AFTER EXPIRATION

If Lessee remains in possession of the premises, or any part thereof, after the termination of this lease, whether by expiration or otherwise, Lessee shall pay all damages sustained by Lessor on account thereof. Lessee agrees that after the expiration of the term of this lease, at the option of Lessor expressed in a written notice to Lessee while Lessee so remains in possession of the premises or any part thereof, such holding over shall not constitute a renewal of this lease. The receipt by Lessor of rent after expiration of the term shall not waive the covenants and agreements of the paragraph.

X. ESTOPPEL OF CERTIFICATE BY LESSEE

The Lessee agrees that from time to time upon not less than ten (10) days prior request by Lessor, and Lessee will deliver to the Lessor a statement in writing certifying (a) that this lease is unmodified and in full force and effect (or if there have been modifications that the same is in full force and effect as modified and identifying the modifications, (b) the dates to which the rent and other charges have been paid, and (c) that so far as the person making the certificate knows, the Lessor is not in default under any provision of this lease.

XI. ASSIGNMENT AND SUBLETTING

The Lessee shall not (a) assign, convey or mortgage this lease or any interest under it, (b) allow any transfer thereof or any lien upon the Lessee's interest by operation of law, (c) sublet the premises or any part thereof, or (d) permit the use of occupancy of the premises or any part thereof by anyone other than the Lessee.

XII. ALTERATIONS

Lessee shall not make alterations in or additions to the premises or puncture or otherwise make any openings in the walls or doors of the premises without Lessor's prior written consent, and, if such consent be given, Lessee shall comply strictly with all conditions contained in such consent. Alterations and additions to the premises so made by Lessee shall upon installation be and remain the property of Lessor without reimbursement of Lessee.

XIII. LIABILITY AND INSURANCE

- A. Lessee agrees to the extent not expressly prohibited by law, the City its officers, agents and employees, shall not be liable for any damages either to persons or property, sustained by the Lessee or by any other persons on the property. The Lessee shall be solely responsible for maintaining liability insurance on the property and shall carry bodily injury and property damage liability insurance on the property which shall protect the City in the following amounts:

Bodily Injury	\$1,000,000.00
Property Damage	\$100,000.00

- B. If the insurance required by this Section is not kept in force and effect during the entire term of this Lease Agreement, or an extension thereof, the City, at its option, may procure the necessary insurance and pay the premium thereof. The Lessee shall then repay to the City this premium as additional rent for the year following the date on which premiums were paid by the City. In the alternative, the City may terminate this Lease Agreement fifteen (15) days after the Lessee has refused or failed to either provide coverage to the City pursuant to this Lease, or failed to provide the City with a copy of the certificate of insurance.
- C. Waiver of Subrogation: The parties hereto agree to use good faith efforts to have any and all fire, extended coverage or any and all material damage insurance which may be carried endorsed with the following subrogation clause: "This insurance shall not be invalidated should the insured waive in writing prior to a loss any or all right of recovery against any party for loss occurring to the

property described herein;" and each party hereto waives all claims for recovery from the other party for any loss or damage to any of its property insured under valid and collectible insurance policies to the extent of any recovery collectible under such insurance, subject to the limitation that this waiver shall apply only when it is either permitted or by the use of such good faith efforts could have been so permitted by the applicable policy of insurance.

XIV. DAMAGE BY FIRE OR OTHER CASUALTY

If the premises or the building are made substantially untenable by fire or other casualty not due to negligence of the Lessee, Lessor may elect (a) to terminate this lease as of the date of the fire or casualty by notice to the Lessee within thirty (30) days after that date, or (b) to repair, restore or rehabilitate the building or the premises at the Lessor's expense within ninety (90) days or within such longer time as may be due to strikes, inability to obtain materials or equipment, or other cause beyond reasonable control of Lessor, after the Lessor is enabled to take possession of the damaged premises and undertake reconstruction or repairs, in which latter event this lease shall not terminate but rent shall be abated on a per diem basis while the premises are untenable; or if due to act or neglect of Lessee, Lessor shall have such rights at Lessee's cost and expense. If the Lessor elects so to repair, restore or rehabilitate the building or the premises and, and in cases not due to act of neglect of the Lessee, does not substantially complete the work within the foregoing period, either party can terminate this lease as of the date of such fire or casualty by notice to the other party not later than thirty (30) days after the expiration of such period. In the event of termination of the Lessee pursuant to this Paragraph, rent shall be apportioned on a per diem basis and be paid to the date of the fire or casualty.

XV. RULES

Lessee agrees to observe the reservations to Lessor in Paragraph IV hereof and to comply with the following rules and regulations and with such reasonable modifications thereof and additions thereto as Lessor may make for the building:

- A. Any sign which is permanently installed in the premises shall be installed at Lessee's cost and in such manner, character and style as Lessor may approve in writing.
- B. Lessee shall not obstruct sidewalks, entrances, passages, corridors, vestibules, halls, and in and about the building. Lessee shall not place objects against glass partitions or doors or windows which would be unsightly from the building exterior.
- C. Lessee shall assure that Lessee's vehicles and vehicles owned or used by Lessee's employees shall park in parking lots and parking spaces designated by Lessor.
- D. Lessee shall not affix additional locks on doors and shall purchase duplicate keys only with Lessor's consent. When the lease is terminated, Lessee shall return all keys to Lessor and will disclose to Lessor the combination of any safes, cabinets, or vaults left in the premises.
- E. Lessee assumes full responsibility for protecting its space from theft, robbery, and

pilferage which include keeping doors locked and windows and other means of entry to the premises closed.

- F. Lessee shall not overload floors and Lessor must give advance written approval as to size, maximum weights, routing and location of business machines, safes, and heavy objects. Lessee shall not install and operate machinery or any mechanical devices of a nature not directly related to Lessee's ordinary use of the premises without the written permission of Lessor.
- H. Lessee shall comply with all applicable Federal, State and Municipal laws, ordinances and regulations and shall not directly or indirectly make any use of the premises which may be prohibited by any thereof or which shall be dangerous to person or property or shall increase the cost of insurance or require additional coverage.
- I. Lessee shall be responsible for the observance of all of the foregoing rules by Lessee's employees, agents, clients, customers, invitees and guests.

XVI. INDEMNIFICATION

INDEMNIFICATION AND HOLD HARMLESS: Lessors and Lessee (each an "Indemnitor") shall indemnify and hold harmless the other (each an "Indemnitee") from any damage or injury to any third person or persons either as to their person or property resulting from any negligent or careless act or omission of the Indemnitor or from any willful or wanton or intentional act(s) or omission(s) of the Indemnitor in any manner relating to the occupancy or possession of the Premises.

XVII. DEFAULTS OF LESSEE

Upon the happening of any of the following:

- A. If Lessee fails either (i) to pay any installment of rent or of adjusted rent when due, or (ii) to perform or observe any other agreement or covenant or provision of this lease; or
- B. If Lessee becomes insolvent or is dissolved by any mechanism of law this lease shall be terminated.

XVIII. STORAGE OF LESSEE'S PROPERTY

If, on termination of this lease by expiration or otherwise, or on abandonment of the premises, Lessee shall fail to remove any of Lessee's property from the premises, Lessee hereby authorizes Lessor, at Lessor's option, to cause such property to be removed and placed in storage for the account of and at the expense of Lessee, or on such termination, to sell such property at public or private sale, with ten (10) days' notice, and to apply the proceeds thereof, after payment of all expense of removal, storage and sale, to the indebtedness, if any, of the Lessee to Lessor, the over plus, if any, to be paid to Lessee upon demand.

XIX. NO DISCRIMINATION

The District, for itself, its personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agrees as a covenant running with the land, that no person, on the ground of race, color, sex, national origin, or gender identity shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of said premises and furnishing of services thereon, no discrimination shall be practiced in the selection of employees and contractors, by contractors in selection and retention of first-tier subcontractors, and that such discrimination shall not be practiced against the public in their access to and use of the facilities and services provided for public accommodations. In the event of breach of any of the above nondiscrimination covenants, City shall have the right to immediately terminate the Lease Agreement, and to re-enter and repossess said premises, and hold the same as if said Lease Agreement had never been made or issued.

XX. TAXES AND UTILITIES

- A. The Lessee shall be responsible for the payment of all real property taxes assessed against the Premises, at all times while the Lessee has possession, enjoyment and use of said Premises.
- B. The Lessee shall be responsible for the payment of all utility costs incurred upon the Premises for the consumption and /or use of water, sanitary sewer disposal, electricity (except for electricity used for street and parking lot lighting, which shall be paid for by the City), gas, refuse disposal, internet, and telephone.

XXI. COVENANT OF QUIET ENJOYMENT

Lessor represents and warrants that it has authority to execute this lease and create the leasehold estate in Lessee which this lease purports to create, and Lessor further agrees that Lessee, upon paying the rent and keeping the agreements of this lease on its part to be kept and performed, shall have peaceful and quiet possession of the premises during the term hereof.

XXII. NOTICES

Notices shall be in writing. They shall be effectively served by Lessor upon Lessee in any of the following manners:

- A. By delivery to Lessee, or a representative of Lessee; or
- B. By forwarding through Certified or Registered Mail, postage prepaid, to Lessee at the premises, in which case the time of mailing shall be the time of notice; or
- C. By leaving a copy at the premises.

Notices shall be effectively served by Lessee upon Lessor when addressed to Lessor and

served either:

- A. Upon the City Clerk of the City of Carbondale at City Hall; or
- B. By forwarding through Certified or Registered Mail, postage prepaid, to Lessor at the building, or if notified of another address by Lessor, at such latter address.

XXII. MISCELLANEOUS

- A. A receipt of money by Lessor from Lessee after any default by Lessee or after the termination of this lease, or after the service of any notice or after the commencement of any suit, or after final judgment for possession of the premises shall not waive such default or reinstate, continue or extend the term of this lease or affect any such notice or suit, as the case may be.
- B. No waiver of any default of Lessee hereunder shall be implied from omission by Lessor to take any action on account of such default, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated.
- C. Each provision of the lease shall extend to and shall bind and inure to the benefit not only of the Lessor and Lessee, but also of their respective heirs, legal representatives, successors, and assigns.
- D. Submission of this instrument for examination does not constitute a reservation of or option for the premises.

XXIII. TERMINATION PRIOR TO THE END OF THE LEASE

Lessee may terminate the lease at any time without cause by providing the Lessor with 30 days notice. In the event of a catastrophic damages or needed repairs that would make the property unuseable for Lessee's purposes, then the Lessee may terminate immediately with contemporaneous notice to the Lessor. In the event of catastrophic damages or needed repairs that would make the property unuseable for Lessee's purposes, the Lessor may terminate the lease immediately and Lessee expressly waives any request for damages from loss of use.

XXIV. ALCOHOLIC LIQUOR

The Lessee covenants and agrees that it shall not sell or dispense or allow the sale or dispensation of any alcoholic liquor of any kind or nature on the demised premises during the term of this agreement.

XXV. CAPTIONS AND LEASE EFFECT

Captions used herein are for identification only and not a part of the lease; and all agreements of Lessor and Lessee as to the premises are contained in this lease.

IN WITNESS WHEREOF, Lessor and Lessee have caused this instrument to be duly executed
this _____ day of _____, 2021.

LESSOR:

THE CITY OF CARBONDALE, ILLINOIS

ATTEST: _____
CITY MANAGER

BY: _____

LESSEE:

THE CARBONDALE PARK DISTRICT

LESSEE: _____
Executive Director

ATTEST: _____

BY: _____

RIDER "A"

The Lessor agrees that the Lessee may terminate this Lease Agreement without penalty, if the Tenant should be dissolved or should lose its funding resources such that it is unable to pay the rental payments required herein. Provided, however, that if Tenant should be dissolved, or should the Tenant receive insufficient funds so that it is unable to pay the rental payments required herein, the landlord shall receive a payment from the Tenant prorated with other debts and obligations of the Tenant. Should the Tenant lose a major part of its funding resources during the term of this Lease, the Tenant shall be able to negotiate with the landlord to rent less space for the term of this Lease. Nothing in this paragraph shall require the landlord to continue leasing the demised premises to the Tenant should the Tenant be unable to pay.



CARBONDALE

All Ways Open

LEASE

This Indenture dated this the 18th day of September, 2020, Witnesseth That: THE CITY OF CARBONDALE, ILLINOIS, a municipal corporation, hereinafter referred to as "Lessor", leases to the Carbondale Park District, hereinafter referred to as "Lessee", and Lessee accepts that certain portion described as approximately 3,000 sq. ft. in the Turley Park Old Post Office Building located at 101 N. Glenview Drive, Carbondale, IL 62902, herein and hereby made a part hereof, shall; hereinafter be referred to as "Premises", from the 1st day of July 2020.

In Consideration hereof, the Lessor and Lessee covenant and agree as set forth herein, and as set forth in Rider "A", if said Rider is attached hereto:

I. RENT

Lessee agrees to and shall pay to Lessor as rent for the premises \$1.00 for the term of the lease..

II. TERM OF LEASE

This lease shall commence on the day and year noted above and shall terminate on June 30, 2021.

III. MAINTENANCE OF PREMISES

Lessee will be responsible for providing:

- A. All services, equipment, machinery and materials necessary for the maintenance of said premises shall be purchased, maintained, repaired, replaced and stored by the Lessee, at Lessee's sole expense. These services include refuse disposal, water and sewer, recycling, cleaning, mowing, landscaping, and other services necessary to maintain the premises in good working order.
- B. Furnish and install replacements of fluorescent lamps and/or light bulbs for standard building lighting fixtures.
- C. Any exterior signs upon approval of such by the City of Carbondale Planning Department.

Lessor will be responsible for:

- A. Maintenance of parking lots.
- B. Removal of snow from parking lots and public sidewalks.

IV. CERTAIN RIGHTS RESERVED BY LESSOR

Lessor reserves and may exercise without affecting Lessee's obligations hereunder, the following rights:

- A. To name or change the building's name or street address.
- B. To show the premises to prospective tenants at reasonable hours during the leaseterm and, if vacated during such year, to prepare the premises for re-occupancy.
- C. To retain at all times, and to use in appropriate instances, keys to all doors and locked spaces within and into the premises, exclusive of Lessee's vaults and safes.
- D. To have and retain a paramount title to the premises free and clear of any act of Lessee purporting to burden or encumber it.
- E. To perform six month walk-through inspection of the property with a representative of the Park District.

V. WAIVER OF CLAIMS

Except as otherwise provided herein, Lessee represents that it has inspected the Property, accepts the condition "as-is" and fully assumes any and all risks incidental to the use thereof. Lessor shall not be liable to Lessee, its agents, employees, subcontractors or independent contractors for any personal injury or property damage suffered by them which may result from hidden, latent or other dangerous conditions in, on, upon or within the Property unknown to the Lessor, its officers, agents or employees. Lessee agrees that to the extent not expressly prohibited by law, the Lessor, its officers, agents and employees, shall not be liable for any damage either to person or property, sustained by the Lessee or by other persons due to the building or any part thereof or any appurtenances thereof becoming out of repair, or due to the happening of any accident in or about said building, or of any other person. This provision shall apply especially (but not exclusively) to damage caused by water, snow, frost, steam, sewage, gas or odors, or by the bursting or leaking of pipes or plumbing works or the failure of any appurtenances or equipment, and shall apply equally whether such damage be caused by the act or neglect of other tenants, occupants, employees, or janitors of said building, or any other persons, and whether such damage be caused or occasioned by anything or circumstance above mentioned or referred to, or by any other thing or circumstance, whether of a like

nature or of a wholly different nature. If any such damage shall be caused by the acts or neglect of the Lessee, the Lessor, may, at its option, repair such damage, whether caused to the building and the Lessee shall thereupon reimburse the Lessor for the total cost of such damage to the building except to the extent that Lessor shall be reimbursed for such damage through insurance carried by Lessor. The Lessee further agrees that all personal property upon the demised premises shall be at the risk of the Lessee only and that the Lessor shall not be liable for

VI. COVENANTS OF LESSEE

The Lessee shall at its own cost and expense:

- A. Take good care of the demised premises and shall suffer no waste.
- B. Comply with all sanitary laws, ordinances, rules and order of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises.

VII. CARE AND MAINTENANCE

The taking of possession by Lessee shall be conclusive evidence as against Lessee that the Premises were in good order and satisfactory condition when Lessee took possession. Lessee shall be responsible for all damage done to the Premises or to the building by Lessee or by Lessee's employees, agents, invitees or customers and Lessee shall promptly on demand by Lessor reimburse Lessor for the full cost of repair of all such damage except to the extent the Lessor shall be reimbursed for such damage through insurance carried by Lessor.

VIII. SURRENDER OF PREMISES

Upon any termination of this lease, by expiration or otherwise:

- A. Lessee shall immediately vacate the premises and surrender possession thereof, including all keys as herein required, to Lessor..
- B. Lessee shall surrender the premises in as good condition as when Lessee took possession, except for reasonable wear and tear and damage by any casualty not caused by Lessee.
- C. Lessee grants to Lessor full authority and license to enter the premises and take possession in the event of any such termination.

IX. POSSESSION AFTER EXPIRATION

If Lessee remains in possession of the premises, or any part thereof, after the termination of this lease, whether by expiration or otherwise, Lessee shall pay all damages sustained by Lessor on account thereof. Lessee agrees that after the expiration of the term of this lease, at the option of Lessor expressed in a written notice to Lessee while Lessee so remains in possession of the premises or any part thereof, such holding over shall not constitute a renewal of this lease. The receipt by Lessor of rent after expiration of the term shall not waive the covenants and agreements of the paragraph.

X. ESTOPPEL OF CERTIFICATE BY LESSEE

The Lessee agrees that from time to time upon not less than ten (10) days prior request by Lessor, and Lessee will deliver to the Lessor a statement in writing certifying (a) that this lease is unmodified and in full force and effect (or if there have been modifications that the same is in full force and effect as modified and identifying the modifications, (b) the dates to which the rent and other charges have been paid, and (c) that so far as the person making the certificate knows, the Lessor is not in default under any provision of this lease.

XI. ASSIGNMENT AND SUBLETTING

The Lessee shall not (a) assign, convey or mortgage this lease or any interest under it, (b) allow any transfer thereof or any lien upon the Lessee's interest by operation of law, (c) sublet the premises or any part thereof, or (d) permit the use of occupancy of the premises or any part thereof by anyone other than the Lessee.

XII. ALTERATIONS

Lessee shall not make alterations in or additions to the premises or puncture or otherwise make any openings in the walls or doors of the premises without Lessor's prior written consent, and, if such consent be given, Lessee shall comply strictly with all conditions contained in such consent. Alterations and additions to the premises so made by Lessee shall upon installation be and remain the property of Lessor without reimbursement of Lessee.

XIII. LIABILITY AND INSURANCE

- A. Lessee agrees to the extent not expressly prohibited by law, the City its officers, agents and employees, shall not be liable for any damages either to persons or property, sustained by the Lessee or by any other persons on the property. The Lessee shall be solely responsible for maintaining liability insurance on the property and shall carry bodily injury and property damage liability insurance on the property which shall protect the City in the following amounts:

Bodily Injury	\$1,000,000.00
Property Damage	\$100,000.00

- B. If the insurance required by this Section is not kept in force and effect during the entire term of this Lease Agreement, or an extension thereof, the City, at its option, may procure the necessary insurance and pay the premium thereof. The Lessee shall then repay to the City this premium as additional rent for the year following the date on which premiums were paid by the City. In the alternative, the City may terminate this Lease Agreement fifteen (15) days after the Lessee has refused or failed to either provide coverage to the City pursuant to this Lease, or failed to provide the City with a copy of the certificate of insurance.
- C. Waiver of Subrogation: The parties hereto agree to use good faith efforts to have

any and all fire, extended coverage or any and all material damage insurance which may be carried endorsed with the following subrogation clause: "This insurance shall not be invalidated should the insured waive in writing prior to a loss any or all right of recovery against any party for loss occurring to the property described herein;" and each party hereto waives all claims for recovery from the other party for any loss or damage to any of its property insured under valid and collectible insurance policies to the extent of any recovery collectible under such insurance, subject to the limitation that this waiver shall apply only when it is either permitted or by the use of such good faith efforts could have been so permitted by the applicable policy of insurance.

XIV. DAMAGE BY FIRE OR OTHER CASUALTY

If the premises or the building are made substantially untenable by fire or other casualty not due to negligence of the Lessee, Lessor may elect (a) to terminate this lease as of the date of the fire or casualty by notice to the Lessee within thirty (30) days after that date, or (b) to repair, restore or rehabilitate the building or the premises at the Lessor's expense within ninety (90) days or within such longer time as may be due to strikes, inability to obtain materials or equipment, or other cause beyond reasonable control of Lessor, after the Lessor is enabled to take possession of the damaged premises and undertake reconstruction or repairs, in which latter event this lease shall not terminate but rent shall be abated on a per diem basis while the premises are untenable; or if due to act or neglect of Lessee, Lessor shall have such rights at Lessee's cost and expense. If the Lessor elects so to repair, restore or rehabilitate the building or the premises and, and in cases not due to act of neglect of the Lessee, does not substantially complete the work within the foregoing period, either party can terminate this lease as of the date of such fire or casualty by notice to the other party not later than thirty (30) days after the expiration of such period. In the event of termination of the Lessee pursuant to this Paragraph, rent shall be apportioned on a per diem basis and be paid to the date of the fire or casualty.

XV. RULES

Lessee agrees to observe the reservations to Lessor in Paragraph IV hereof and to comply with the following rules and regulations and with such reasonable modifications thereof and additions thereto as Lessor may make for the building:

- A. Any sign which is permanently installed in the premises shall be installed at Lessee's cost and in such manner, character and style as Lessor may approve in writing.
- B. Lessee shall not obstruct sidewalks, entrances, passages, corridors, vestibules, halls, and in and about the building. Lessee shall not place objects against glass partitions or doors or windows which would be unsightly from the building exterior.
- C. Lessee shall assure that Lessee's vehicles and vehicles owned or used by Lessee's employees shall park in parking lots and parking spaces designated by Lessor.
- D. Lessee shall not affix additional locks on doors and shall purchase duplicate keys only with Lessor's consent. When the lease is terminated, Lessee shall return all

keys to Lessor and will disclose to Lessor the combination of any safes, cabinets, or vaults left in the premises.

- E. Lessee assumes full responsibility for protecting its space from theft, robbery, and pilferage which include keeping doors locked and windows and other means of entry to the premises closed.
- F. Lessee shall not overload floors and Lessor must give advance written approval as to size, maximum weights, routing and location of business machines, safes, and heavy objects. Lessee shall not install and operate machinery or any mechanical devices of a nature not directly related to Lessee's ordinary use of the premises without the written permission of Lessor.
- H. Lessee shall comply with all applicable Federal, State and Municipal laws, ordinances and regulations and shall not directly or indirectly make any use of the premises which may be prohibited by any thereof or which shall be dangerous to person or property or shall increase the cost of insurance or require additional coverage.
- I. Lessee shall be responsible for the observance of all of the foregoing rules by Lessee's employees, agents, clients, customers, invitees and guests.

XVI. INDEMNIFICATION

INDEMNIFICATION AND HOLD HARMLESS: Lessors and Lessee (each an "Indemnitor") shall indemnify and hold harmless the other (each an "Indemnitee") from any damage or injury to any third person or persons either as to their person or property resulting from any negligent or careless act or omission of the Indemnitor or from any willful or wanton or intentional act(s) or omission(s) of the Indemnitor in any manner relating to the occupancy or possession of the Premises.

XVII. DEFAULTS OF LESSEE

Upon the happening of any of the following:

- A. If Lessee fails either (i) to pay any installment of rent or of adjusted rent when due, or (ii) to perform or observe any other agreement or covenant or provision of this lease; or
- B. If Lessee becomes insolvent or is dissolved by any mechanism of law this lease shall be terminated.

XVIII. STORAGE OF LESSEE'S PROPERTY

If, on termination of this lease by expiration or otherwise, or on abandonment of the premises, Lessee shall fail to remove any of Lessee's property from the premises, Lessee hereby authorizes Lessor, at Lessor's option, to cause such property to be removed and placed in storage for the account of and at the expense of Lessee, or on such termination,

to sell such property at public or private sale, with ten (10) days' notice, and to apply the proceeds thereof, after payment of all expense of removal, storage and sale, to the indebtedness, if any, of the Lessee to Lessor, the over plus, if any, to be paid to Lessee upon demand.

XIX. NO DISCRIMINATION

The District, for itself, its personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agrees as a covenant running with the land, that no person, on the ground of race, color, sex, national origin, or gender identity shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of said premises and furnishing of services thereon, no discrimination shall be practiced in the selection of employees and contractors, by contractors in selection and retention of first-tier subcontractors, and that such discrimination shall not be practiced against the public in their access to and use of the facilities and services provided for public accommodations. In the event of breach of any of the above nondiscrimination covenants, City shall have the right to immediately terminate the Lease Agreement, and to re-enter and repossess said premises, and hold the same as if said Lease Agreement had never been made or issued.

XX. TAXES AND UTILITIES

- A. The Lessee shall be responsible for the payment of all real property taxes assessed against the Premises, at all times while the Lessee has possession, enjoyment and use of said Premises.
- B. The Lessee shall be responsible for the payment of all utility costs incurred upon the Premises for the consumption and /or use of water, sanitary sewer disposal, electricity (except for electricity used for street and parking lot lighting, which shall be paid for by the City), gas, refuse disposal, internet, and telephone.

XXI. COVENANT OF QUIET ENJOYMENT

Lessor represents and warrants that it has authority to execute this lease and create the leasehold estate in Lessee which this lease purports to create, and Lessor further agrees that Lessee, upon paying the rent and keeping the agreements of this lease on its part to be kept and performed, shall have peaceful and quiet possession of the premises during the term hereof.

XXII. NOTICES

Notices shall be in writing. They shall be effectively served by Lessor upon Lessee in any of the following manners:

- A. By delivery to Lessee, or a representative of Lessee; or
- B. By forwarding through Certified or Registered Mail, postage prepaid, to Lessee at

the premises, in which case the time of mailing shall be the time of notice; or

- C. By leaving a copy at the premises.

Notices shall be effectively served by Lessee upon Lessor when addressed to Lessor and served either:

- A. Upon the City Clerk of the City of Carbondale at City Hall; or
- B. By forwarding through Certified or Registered Mail, postage prepaid, to Lessor at the building, or if notified of another address by Lessor, at such latter address.

XXII. MISCELLANEOUS

- A. A receipt of money by Lessor from Lessee after any default by Lessee or after the termination of this lease, or after the service of any notice or after the commencement of any suit, or after final judgment for possession of the premises shall not waive such default or reinstate, continue or extend the term of this lease or affect any such notice or suit, as the case may be.
- B. No waiver of any default of Lessee hereunder shall be implied from omission by Lessor to take any action on account of such default, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated.
- C. Each provision of the lease shall extend to and shall bind and inure to the benefit not only of the Lessor and Lessee, but also of their respective heirs, legal representatives, successors, and assigns.
- D. Submission of this instrument for examination does not constitute a reservation of or option for the premises.

XXIII. TERMINATION PRIOR TO THE END OF THE LEASE

Lessee may terminate the lease at any time without cause by providing the Lessor with 30 days notice. In the event of a catastrophic damages or needed repairs that would make the property unuseable for Lessee's purposes, then the Lessee may terminate immediately with contemporaneous notice to the Lessor.

XXIV. ALCOHOLIC LIQUOR

The Lessee covenants and agrees that it shall not sell or dispense or allow the sale or dispensation of any alcoholic liquor of any kind or nature on the demised premises during the term of this agreement.

XXV. CAPTIONS AND LEASE EFFECT

RIDER "A"

The Lessor agrees that the Lessee may terminate this Lease Agreement without penalty, if the Tenant should be dissolved or should lose its funding resources such that it is unable to pay the rental payments required herein. Provided, however, that if Tenant should be dissolved, or should the Tenant receive insufficient funds so that it is unable to pay the rental payments required herein, the landlord shall receive a payment from the Tenant prorated with other debts and obligations of the Tenant. Should the Tenant lose a major part of its funding resources during the term of this Lease, the Tenant shall be able to negotiate with the landlord to rent less space for the term of this Lease. Nothing in this paragraph shall require the landlord to continue leasing the demised premises to the Tenant should the Tenant be unable to pay.

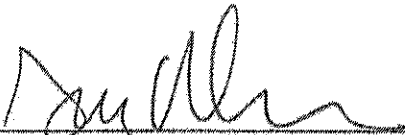
Captions used herein are for identification only and not a part of the lease; and all agreements of Lessor and Lessee as to the premises are contained in this lease.

IN WITNESS WHEREOF, Lessor and Lessee have caused this instrument to be duly executed
this 18th day of September, 2020.

LESSOR:

THE CITY OF CARBONDALE, ILLINOIS

ATTEST:


CITY MANAGER

BY:



Signed by Deputy City Clerk

LESSEE:

THE CARBONDALE PARK DISTRICT

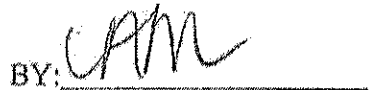
LESSEE:


Executive Director

ATTEST:



BY:



CARBONDALE PARK DISTRICT

REQUEST FOR BOARD ACTION

SUMMARY OF REQUESTED ACTION

AGENDA ITEM IX - - NEW BUSINESS

A. Discussion/Approval of 2020 Audit

Staff Recommends Approval

BOARD ACTION:

Motion By: _____ 2nd By: _____

ROLL CALL:

Adams _____ Flowers _____ Trimble _____

Sergeev _____ Suarez _____

CARBONDALE PARK DISTRICT

REQUEST FOR BOARD ACTION

SUMMARY OF REQUESTED ACTION

AGENDA ITEM IX - - UNFINISHED BUSINESS

B. Discussion/Approval Employee Health Insurance

BOARD ACTION:

Motion By: _____ 2nd By: _____

ROLL CALL:

Adams _____ Flowers _____ Trimble _____

Sergeev _____ Suarez _____

CARBONDALE PARK DISTRICT

REQUEST FOR BOARD ACTION

SUMMARY OF REQUESTED ACTION

AGENDA ITEM IX - - UNFINISHED BUSINESS

C. Discussion/Approval Addition of Budget Line Items in Golf Operations

Staff Recommends Approval

BOARD ACTION:

Motion By:_____ 2nd By:_____

ROLL CALL:

Adams_____ Flowers_____ Trimble_____

Sergeev_____ Suarez_____

CARBONDALE PARK DISTRICT

REQUEST FOR BOARD ACTION

SUMMARY OF REQUESTED ACTION

AGENDA ITEM IX - - UNFINISHED BUSINESS

D. Discussion/Approval Conceptual Plans for Dog Wash

BOARD ACTION:

Motion By:_____ 2nd By:_____

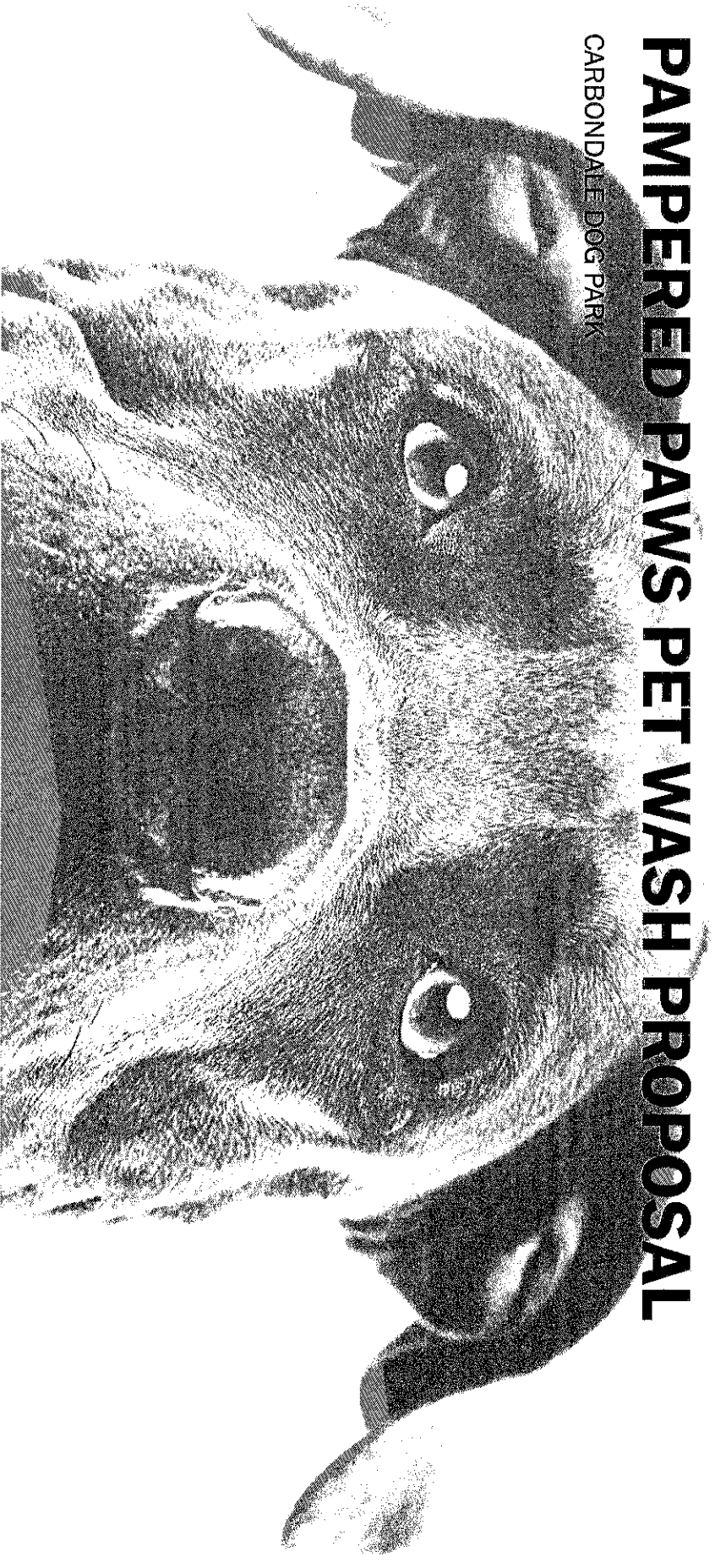
ROLL CALL:

Adams_____ Flowers_____ Trimble_____

Sergeev_____ Suarez_____

PAMPERED PAWS PET WASH PROPOSAL

CARBONDALE DOG PARK



HISTORY

We are a family owned, local small business that started in 2017. We currently have six pet washes in Southern Illinois and are looking to expand the convenience of bath-time to all pet parents. Part of our mission is to give back to our local humane shelters by giving tokens to be used during the adoption transition process.

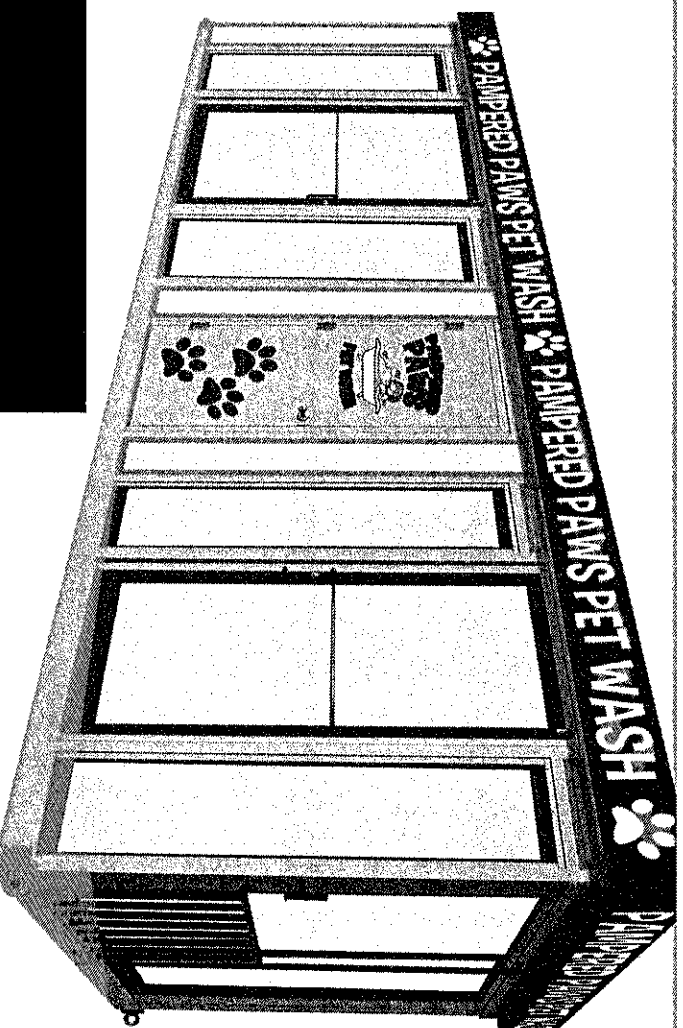
We have been animal lovers for years, introducing our daughter to this way of life at a young age. The passion for animals was so instilled in her that she is currently studying to be a Veterinarian at the University of Illinois College of Veterinary Medicine! We credit her for this business venture, as it was she that had seen a similar wash and insisted that her dad look into it ... and here we are!

Pampered Paws Pet Wash is excited to make this convenient service available to all pet lovers like us.

2-Bay Pet Wash

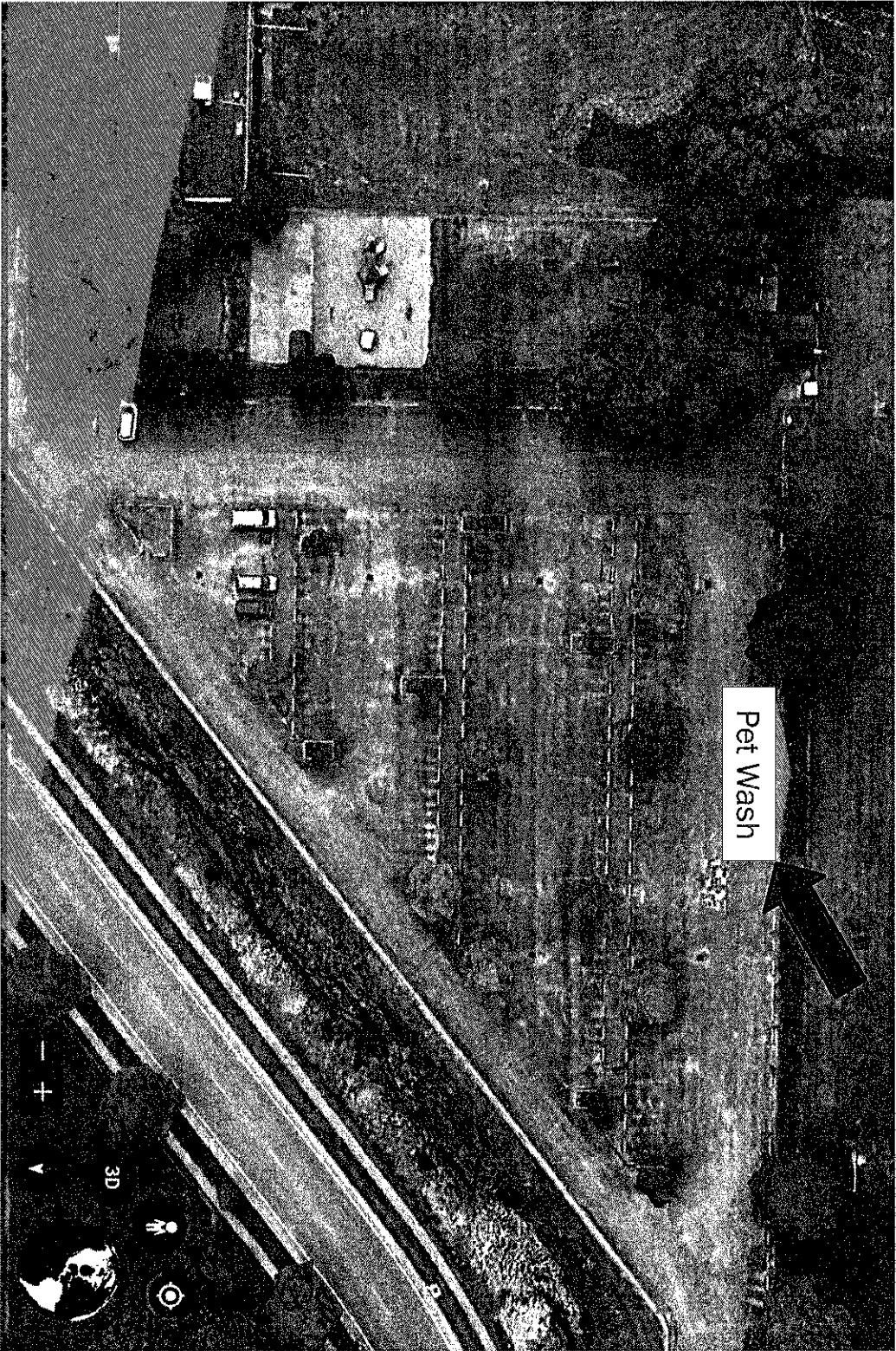
FEATURES OF UNIT:

- 2 bay pet wash for small & large breeds
- Soaps gentle on skin with pleasing scent
- Vacuum for water removal
- Air dryer to blow pet dry
- Credit card use
- Touch-for-wash app
- \$10 for 12-minute wash
- \$15 for 18-minute wash
- \$20 for 24-minute wash



DETAILS, DETAILS, DETAILS

- Proposed placement of unit:
 - Placed at entrance/exit for ease of use after dog park experience
 - Next slide displays map with placement



DETAILS, DETAILS, DETAILS

- Lease:
 - Initial lease \$250/month with annual review
- Cleaning and Maintenance:
 - Provided by us
 - Daily wash down
 - Monthly top to bottom scrub of unit and general maintenance review
- Pampered Paws Pet Wash pays:
 - Lease agreement
 - Water
 - Sewer
 - Electric
- Liability insurance – we provide a \$1 million dollar policy

CARBONDALE PARK DISTRICT

REQUEST FOR BOARD ACTION

SUMMARY OF REQUESTED ACTION

AGENDA ITEM IX - - UNFINISHED BUSINESS

E. Discussion/Approval Easement Request City of Carbondale

Staff Recommends Approval

BOARD ACTION:

Motion By: _____ 2nd By: _____

ROLL CALL:

Adams _____ Flowers _____ Trimble _____

Sergeev _____ Suarez _____

EASEMENT

THIS INDENTURE MADE THIS

_____ day of _____, 20____, by

and between Carbondale Park District of the

State of Illinois, hereinafter called Property

Owner, and City of Carbondale, of the state of

Illinois, hereinafter called Grantee,

WITNESSETH:

That for and in consideration of the benefits to be gained by the construction, maintenance and repair of the improvements to be made to the land described herein, and the sum of \$1.00, Cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the parties hereto agree as follows:

A. LAND AFFECTED:

That the land affected by this agreement is located in the County of Jackson, State of Illinois and is more particularly described as follows:

General Description:

Part of the Northwest Quarter of the Southwest Quarter of Section 23, Township 9 South, Range 1 West of the Third Principal Meridian, Jackson County, Illinois.

B. TEMPORARY EASEMENT

On such land affected, Grantee shall have, and Property Owner hereby bargains, sells, transfers and delivers as hereinafter described, a Temporary Easement to construct a watermain located in part of the Northwest Quarter of the Southwest Quarter of Section 23, Township 9 South, Range 1 West of the 3RD Principal Meridian, Jackson County, Illinois, together with all appurtenances and connections. This easement is more particularly described as follows:

The south 250 feet of the west 200 feet of the Northwest Quarter of the Southwest Quarter of Section 23, Township 9 South, Range 1 West of the 3rd Principal Meridian, Jackson County, Illinois.

Said Temporary Easement shall expire and cease to exist 120 days after the completion of watermain construction or on December 31, 2025, whichever occurs sooner.

C. PERMANENT EASEMENT:

On such land affected, Grantee shall have, and Property Owner hereby bargains, sells, transfers and delivers as hereinafter described, a Permanent Easement to construct, maintain and repair a watermain located in part of the Northwest Quarter of the Southwest Quarter of Section 23, Township 9 South, Range 1 West of the 3RD Principal Meridian, Jackson County, Illinois, together with all appurtenances and connections. Grantee shall have the right to excavate and refill ditches and/or trenches, and do necessary site grading for blending the existing and proposed surfaces for the location of the facilities described herein, and shall have the further right to do all other necessary things, including removal of trees, bushes, undergrowth and other obstructions interfering with the location, construction and maintenance of said watermain. This easement is more particularly described as follows:

A 20 Foot Wide Easement Lying 10 Feet On Either Side Of The Following Described Centerline Of Easement, Extending Full Width To The Referenced Property And Section Lines; Also Being 10' Either Side Of The Waterline As Constructed.

Commencing At The Northeast Corner Of Lot 13 In Meadowbrook, Being A Subvision Of A Part Of The Northwest Quarter Of The Southwest Quarter Of Said Section 23, As Shown By The Recorded Plat Thereof In Plat Book 8 At Page 130 In The Recorder's Office Of Jackson County, Illinois; Thence Easterly Along The North Line Of Said Meadowbrook Subdivision, Along The North Line Of The Public Right-Of-Way Line Of Robin Drive (An Unopened Street), A Distance Of 6.0 Feet To The Point Of Beginning Of Said Centerline Of Easement; From Said Point Of Beginning, Thence Northerly Wjth A Deflection Angle To The Left Of 89°46' A Distance Of 7.8 Feet To A Point; Thence Northwesternly With A Deflection Angle To The Left Of 45°00' A Distance Of Approximately 218.4 Feet To A Point On The West Line Of The Northwest Quarter Of The Southwest Quarter Of Said Section 23, Also Being The End Of Said Centerline Of Easement.

to have and to hold said Permanent Easement unto Grantee, and unto its successors and assigns forever. Property Owner does hereby covenant with Grantee that they lawfully seized and possessed of the strip of land above described, that they have a good and lawful right to convey it, or any part thereof, and it is free from all encumbrances, and that they and will forever warrant and defend the title thereto against the claim of all persons or parties whomsoever.

D. RIGHTS OF ENTRY AND EGRESS:

Grantee shall have such permanent rights of entry upon, passage over and temporary storage of equipment and material on the land herein described as being affected by such Permanent Easement, as may be necessary or useful for future construction, maintenance and repair.

E. DAMAGE TO PROPERTY:

Premises of the Property Owner shall be left neat and clean, with all rubbish and excess earth removed and with holes filled and leveled. Existing fences and driveways shall be restored. Grantee shall pay reasonable damages for damage to crops, trees and shrubbery that cannot be restored.

F. RIGHT TO ASSIGN TO A THIRD PARTY

The Grantee shall have the right to assign, grant or convey all or a portion of it's interest in this easement, whether temporary or permanent, to a third party for the purpose and use stated herein.

Subject to the above provisions, the Property Owner hereby waives all claims for damages of every name and nature that may accrue to him or to his property because of the exercise of the rights granted herein, it being understood and agreed that this waiver does not apply to acts of negligence by the Grantee or by its contractors.

This indenture shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

Carl Flowers, Board President
Carbondale Park District, Property Owner

STATE OF ILLINOIS)
) SS
COUNTY OF JACKSON)

I, _____, a Notary Public in and for the County and State aforesaid, do hereby certify that _____ personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notary Seal this ____ day of _____, 20__.

My commission expires:

Notary Public

ACCEPTANCE

Accepted pursuant to authority contained in a certain motion passed by the City Council
of Carbondale, Illinois, on the ____ day of _____, 20__.

CITY OF CARBONDALE, ILLINOIS

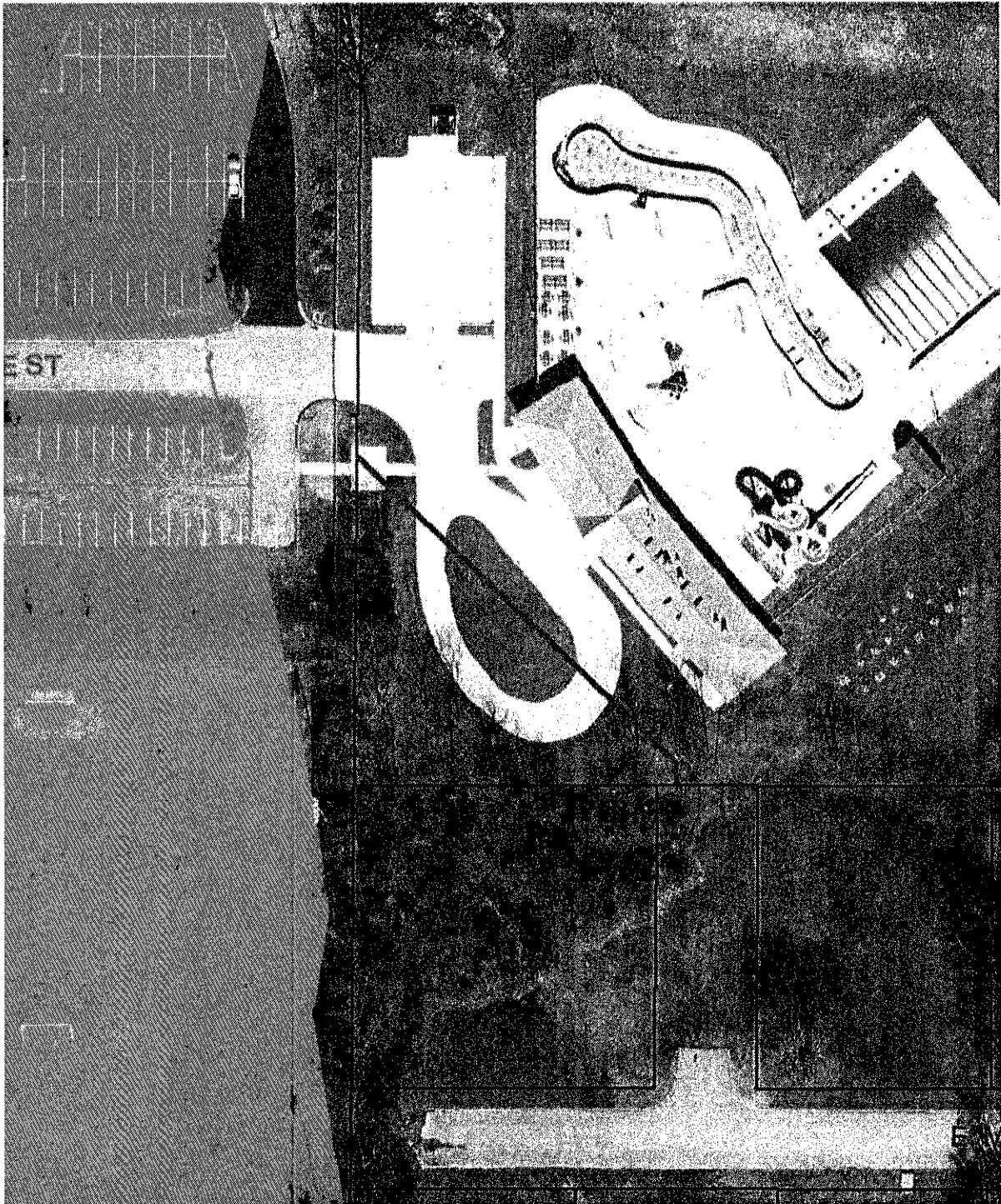
John M. Henry, Mayor

ATTEST: _____
Jennifer Sorrell, City Clerk

PREPARED BY:

City of Carbondale
200 South Illinois Avenue
P.O. Box 2047
Carbondale, IL 62902-2047

Approximate Easement Location Map (centerline of Easement)



CARBONDALE PARK DISTRICT

REQUEST FOR BOARD ACTION

SUMMARY OF REQUESTED ACTION

AGENDA ITEM IX - - UNFINISHED BUSINESS

F. Discussion/Approval New Policy Regarding Personnel Leave Donation

Staff Recommends Approval

BOARD ACTION:

Motion By: _____ 2nd By: _____

ROLL CALL:

Adams _____ Flowers _____ Trimble _____

Sergeev _____ Suarez _____

**CARBONDALE PARK DISTRICT
SICK/VACATION
LEAVE DONATION FORM**



This form is used by employees to donate unused sick/vacation leave hours to the sick leave pool. Administrators are responsible for deducting the donated hours from the employees sick/vacation leave balance.

DONATING EMPLOYEE INFORMATION

First Name (Please Print)

Last Name (Please Print)

Total number of hours of sick/vacation time to be donated:

I, the undersigned employee, understand

- my donation is strictly voluntary
- my sick/vacation balance will be reduced by the specified hours stated above
- this decision is irreversible as of the date this form has been signed by the department head

Donating Employee Signature

Date

EMPLOYEE SUPERVISOR OR DESIGNEE

I certify that this employee has available the amount accumulated sick/vacation leave to be donated as stated above. I authorize the Administration Department to transfer up to the total hours above to the Recipient Employee's sick/vacation leave records.

Employee Supervisor or Designee

Date

BUSINESS OFFICE USE ONLY

I certify that this employee's sick/vacation balance has been reduced by the above hours of _____

The employee has __ sick/vacation hours remaining.

Executive Director Signature

Date

CARBONDALE PARK DISTRICT

REQUEST FOR BOARD ACTION

SUMMARY OF REQUESTED ACTION

AGENDA ITEM IX - - UNFINISHED BUSINESS

G. Discussion/Approval Policy Manual Chapters 1 & 6

BOARD ACTION:

Motion By: _____ 2nd By: _____

ROLL CALL:

Adams _____ Flowers _____ Trimble _____

Sergeev _____ Suarez _____

CARBONDALE PARK DISTRICT

REQUEST FOR BOARD ACTION

SUMMARY OF REQUESTED ACTION

AGENDA ITEM IX - - UNFINISHED BUSINESS

H. Discussion/Approval Election/Appointment of Board Officers

BOARD ACTION:

Motion By: _____ 2nd By: _____

ROLL CALL:

Adams _____ Flowers _____ Trimble _____

Sergeev _____ Suarez _____

CARBONDALE PARK DISTRICT

REQUEST FOR BOARD ACTION

SUMMARY OF REQUESTED ACTION

AGENDA ITEM X- - REPORT OF PARK DISTRICT CITIZEN ADVISORY COMMITTEE

- A. Administration & Finance Advisory Committee - - Steve Schauwecker, Chair.
Carmen Suarez, Commissioner.
- B. Child Care Advisory Committee - -Jessica Sergeev, Commissioner.
- C. Golf Advisory Committee - - Chuck Vaught, Chair; Jane Adams, Commissioner.
- D. Grounds, Facilities & Recreation Advisory Committee - - Kirsten Trimble,
Commissioner.

BOARD ACTION:

Motion By:_____ 2nd By:_____

ROLL CALL:

Adams_____ Flowers_____ Trimble_____

Sergeev_____ Suarez_____

CARBONDALE PARK DISTRICT

REQUEST FOR BOARD ACTION

SUMMARY OF REQUESTED ACTION

AGENDA ITEM XI- - BOARD COMMENTS

BOARD ACTION:

Motion By: _____ 2nd By: _____

ROLL CALL:

Adams _____ Flowers _____ Trimble _____

Sergeev _____ Suarez _____

CARBONDALE PARK DISTRICT

REQUEST FOR BOARD ACTION

SUMMARY OF REQUESTED ACTION

AGENDA ITEM XII- - EXECUTIVE SESSION

It is requested that the Board recess the meeting to go into Executive Session in accordance with 5 ILCS 120/2

- (1) The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body, including hearing testimony on a complaint lodged against an employee to determine its validity.

- (5) The Purchase or lease of real property for the use of the public body, including meetings held for purpose of discussing whether a particular parcel should be acquired.

BOARD ACTION:

Motion By: _____ 2nd By: _____

ROLL CALL:

Adams _____ Flowers _____ Trimble _____

Sergeev _____ Suarez _____

CARBONDALE PARK DISTRICT

REQUEST FOR BOARD ACTION

SUMMARY OF REQUESTED ACTION

AGENDA ITEM XIII - - CONSIDERATION TO RECONEVE TO PUBLIC SESSION OF MEETING

BOARD ACTION:

Motion By: _____ 2nd By: _____

ROLL CALL:

Adams _____ Flowers _____ Trimble _____

Sergeev _____ Suarez _____

CARBONDALE PARK DISTRICT

REQUEST FOR BOARD ACTION

SUMMARY OF REQUESTED ACTION

AGENDA ITEM XIV - - ADJOURNMENT

The next regularly scheduled meeting of the Board of Park Commissioner will be held:

Tuesday, May 11, 2021

Carbondale Park District's
Special Board Meeting
Hickory Lodge
1115 W. Sycamore St., Carbondale, IL
4:15 P.M.

BOARD ACTION:

Motion By: _____ 2nd By: _____

ROLL CALL:

Adams _____ Flowers _____ Trimble _____

Sergeev _____ Suarez _____