

**Minutes of the Waukegan Park District  
Special Meeting of the Board of Commissioners  
February 23, 2009**

The Board of Commissioners of the Waukegan Park District met in a special meeting on February 23, 2009 in the Rose Administrative Center, 2000 Belvidere Street, Waukegan, Illinois.

**I. Call to Order**

The meeting was called to order at 3:45 p.m. by President Wayne Motley.

**II. Roll Call**

Present: Commissioners Durkin, Duffy, Sarocka, Foley and President Motley. Also present was Executive Director Greg Petry and Board Attorney Charles Smith, Mr. Dave Olson of W. B. Olson.

**III. Review, Discuss, Decide**

**A. Strategic Planning Workshop**

Mr. Petry reviewed with the Board the history of long range planning within the Park District, including the first long range plan completed in 1987 and the Mission Statement formulated at that time. He added that a workshop was done approximately ten years ago, resulting in significant changes in how the Board conducted and how the agenda was established.

The Board reviewed the Executive Director/Senior Staff Development Program and the Commissioners' role in the development of the program. Mr. Petry asked the Commissioners to make suggestions as to how they would like to review senior staff goals and measurement of their accomplishments.

A survey was sent to 87 leaders in the community, with 17 responses, was reviewed.

The Commissioners also reviewed the priority ranking of Park District functions.

**B. Capital Improvement Plan**

The Board reviewed the current plan for capital improvement and was advised that the finalization of the improvements at Roosevelt Park were going to be accomplished this year and that funding looked favorable for the renovations at Bedrosian Park.

Projected capital improvement projects for playground and park improvements were reviewed in groups of one through five.

Capital Projects Cash is estimated to be in the area of \$23.7 million available for capital projects.

Dave Phillips' report concerning anticipated revenues and cash position was reviewed. At the direction of Mr. Petry, there was no growth projected in assessed valuation until 2011, and then it was only presumed to be 1% per annum.

Commissioner Sarocka questioned why no consideration was provided for a potential decrease in equalized assessed valuation and expressed his opinion that the projections provided by Mr. Phillips are not conservative enough or reflective as to where property values are currently.

Mr. Petry stated that he is constantly in contact with the Waukegan Township Assessor, Pat Morris, and he stated that the projections are based upon the current projections provided by Mr. Morris and he will update these projections if there are any changes.

### **C. Sports Complex**

The W.B. Olson design development budget was reviewed. Mr. Petry advised that the budget is based upon development of the west side only of the sports complex.

Mr. Olson and Mr. Petry reported that the bidding climate is extremely favorable right now for the sports complex.

The bidding schedule was reviewed. President Motley expressed how impressed he was in the manner in which the development team had been cooperative in reducing the scope of the sports complex.

Commissioner Duffy questioned the location of the pedestrian bridge. Mr. Petry explained the current plans for the development of the sports complex.

Commissioner Sarocka asked if there was support for a 9-hole golf course on the east side of the sports complex. The other Commissioners and staff responded that there were only four holes at the old golf course on the east side. There was no support among the other Commissioners for any golfing facilities at the sports complex.

The Commissioners discussed the direction of the sports complex. **Motion by Commissioner Duffy, seconded by Commissioner Durkin, to publish the bids for the sports complex as presented by W.B. Olson.** Discussion on the motion: Commissioner Sarocka expressed opposition to the softball fields stating that there is not enough demand for softball fields and that they are unnecessary and an unwarranted spending of taxpayer funds by the Park District.

President Motley stated that this is a "sports complex", just not a soccer complex, and stated his opinion that there is a high demand for youth softball and that the sports complex should be constructed with softball fields.

Commissioner Sarocka stated his opinion that the parents of youth softball players will not travel the distance to Waukegan.

Commissioner Duffy stated that the costs of the softball portion of the complex as stated by Commissioner Sarocka are not what have been quoted by the consultants and that the softball fields will cost approximately \$3 million, not the \$5 million figure suggested by Commissioner Sarocka.

Commissioner Foley pointed out that the survey results from the community support the need for the sports complex and feels that the softball fields should be included.

Commissioner Duffy pointed out that the referendum passed provided funds for all the improvements in the Park District and was based upon the need for an indoor recreational facility, an outdoor recreational facility, and an aquatic center.

Commissioner Duffy pointed out that the Hinkston fieldhouse fulfills the Park District's promise to the citizens to build an indoor sports facility and that the proposed sports complex will fulfill the District's commitment for an outdoor sports facility. With the construction of an outdoor sports facility, including softball fields, this will free up land at Belvidere Park currently used for baseball that can be used for a new aquatic center.

**Motion by Commissioner Sarocka to table the motion currently pending. Motion died for lack of a second. Roll call to the motion: Ayes: Durkin, Duffy, Foley, Motley. Nays: Sarocka. Motion carried 4-1.**

**D. Robert Morris College Letter of Intent**

Mr. Petry reported that there is a draft letter to RMC to end further negotiations relative to an agreement at this time between the Park District and RMC. Mr. Petry also advised that he has had phone conversations with Rob Arnold and Mike Viollt of RMC, and RMC has stated that they are not in a position to meet the funding deadline established by the Commissioners as they are still awaiting word of funding from Springfield. RMC wishes to continue dialog with the Park District, but acknowledges that the timing for a championship stadium to be utilized by RMC may not be right at this time.

**E. Sports Complex Media Release**

Mr. Petry urged the Commissioners to review the potential messages relative to the sports complex and get back to him within the next few days.

**IV. Adjournment**

**Motion by Commissioner Foley, seconded by Commissioner Durkin, to adjourn. Motion carried unanimously. Meeting adjourned at 4:50 p.m.**

Respectfully submitted,

Charles W. Smith  
Secretary