

**Minutes of the Waukegan Park District  
Meeting of the Board of Commissioners  
May 13, 2008**

The Board of Commissioners of the Waukegan Park District met in a regular meeting on May 13, 2008 in the Rose Administrative Center, 2000 Belvidere Street, Waukegan, Illinois.

**I. Call to Order**

The meeting was called to order at 3:00 p.m. by President Duffy.

**II. Roll Call**

Present: Commissioners Durkin, Foley, Motley, Sarocka, and Duffy. Also present was Executive Director Greg Petry and Board Attorney Charles Smith.

**III. Consent Items**

- A. Minutes
  - April 8, 2008 (Board of Commissioners)
  - April 15, 2008 (Special Meeting/Golf Advisory Committee)
  - April 23, 2008 (Special Meeting/Sports Complex)
  - April 28, 2008 (Special Meeting/Budget Meeting)
  - April 28, 2008 (Committee of the Whole)
  - May 1, 2008 (Special Meeting/Sports Complex)
- B. Bills
- C. Payroll
- D. Financial Statements

**Motion by Commissioner Durkin, seconded by Commissioner Foley, to approve the Consent Items and to pay the bills as presented. Roll call to the Motion: Ayes: Durkin, Sarocka, Motley, Duffy. Nays: None. Motion carried unanimously.**

**IV. Public Portion**

No members of the public asked to address the Board.

Waukegan Sports Complex – The Commissioners amended the agenda to receive a report from Tom Daggett and Tom Enno of Alpha Environmental regarding the sports complex and the environmental findings.

Tom Daggett, environmental counsel for the Park District, advised the Board that he has reviewed the findings of Alpha Environmental, as well as the 1999 Phase I and does not find that there is any environmental danger presented by the Orchard Hills golf course.

Tom Enno addressed the Board and stated that he has made a thorough investigation of the Orchard Hills golf course to see if there are any environmental concerns. He started the project by reviewing the 1999 Phase I and the findings of the IEPA from a golf course in Western Springs, which was found to have unacceptable levels of pesticides. Based on the information gathered from the Western Springs golf course, Mr. Enno stated that the highest concentrations of pesticides would be found around tees and greens and accordingly, he centered his investigation at those areas. He spoke with an employee who gave him information concerning former sites of tees and greens and collected soil samples and looked for unacceptable levels of pesticides, particularly looking for heavy metals such as arsenic, lead and mercury. Of the samples taken, he only found one that exceeded the IEPA levels for arsenic, and this was found near the maintenance shed. The level did not greatly exceed the levels found in soils in this area where there are naturally found concentrations of lead and arsenic. He found no potential for ingestion and no health risks. The mercury levels in the samples were well below the residential standards and his only concern of the conversion of the golf course to the sports complex will be problems caused by disturbance of the soil. He may issue health warnings to the workers during construction but feels that there is absolutely no danger to the public.

Mr. Enno reported that he has no concerns about pesticides or herbicides such as were found in the Western Springs golf course and he recommends that no further remediation is necessary on the Orchard Hills site.

The Commissioners thanks Mr. Daggett and Mr. Enno for their reports.

## **V. Progress Reports**

### **A. Executive Director**

Mr. Petry presented a written progress report and reviewed land/cash donations. Mr. Petry advised the Board that he has recently worked with Jay Drobnick who is offering two pieces of land for the Park District's consideration. (1) A parcel behind the K-Mart on Belvidere Road. There are extensive wetlands on this property and Mr. Petry reported that the property has little or no value to the Park District. (2) A parcel at Blanchard and Sheridan Road, on the east side of Sheridan. Mr. Petry commented that it is a very nice piece of property, but there are no current plans to develop. The asking price would likely be significant and the Park District should not plan on attempting to negotiate a purchase at this time.

Mr. Petry also reviewed with the Board a 30 acre parcel that is being developed near Route 120 and River Road. The developer has been very cooperative in working with the Park District and has discussed a substantial land/cash donation to the Park District. There is the possibility of tying this land into the county trail system, and Mr. Petry will continue to work with the developer as he comes with his plans for the property. Russ Tomlin, from the City, is also very involved with this project.

Mr. Petry reported that the Park District is working on a reciprocal agreement with the Foss Park District and the Lake Bluff Park District for the use of their golf courses when Bonnie Brook is not available due to an outing and these park districts would be able to accommodate golfers when their golf courses are being used for an outing.

B. Attorney

Mr. Smith reported that he is working with Claudia Freeman on the contract with the Genesee Theater for the 2008 Do It Yourself Messiah concert to be held on December 20, 2008. The fee for the Waukegan Restoration Fund is set at \$3 per paid ticket.

Mr. Smith also reviewed with the Board the litigation concerning the property at 520 Bluff Street. There is a court date scheduled for May 15, 2008, at which time a trial date will be set. Mr. Smith and Mr. Trigg reported that they have inspected the property and taken photographs and that there has been a substantial amount of fill placed in the ravine by unknown individuals.

C. IAPD/Legislation Update

Mr. Motley reported that there is no legislation report at this time.

D. Division Reports.

D1. Superintendent of Finance & Administration. Steve Warneke presented his written report and orally reported that he had just received the May Corporate Tax payment of \$217,000, which is up from \$190,000 in 2007.

Mr. Warneke reported that the Mother's Day banquet held at Bonnie Brook was not as profitable as the previous year. Golf passes sold to date are 188, compared to 241 for the same period in 2007.

President Duffy praised the Partners in the Park brochure and thought that it was a first class presentation and congratulated the staff for their efforts.

The budget appropriation ordinance will be voted on at a special meeting on June 13, 2008 at noon.

D2. Cultural Arts. Claudia Freeman presented her written report pointed out to the Board that it also included the annual report from the Waukegan Historical Society.

D3. Parks. Michael Trigg presented his written report and also reported that he has received a request from a group of remote controlled car enthusiasts who want to hold a competition at the Callahan Park BMX complex. There would be no maintenance to be done to the track for remote controlled cars and it would not interfere with either the BMX track or the disc golf.

D4. Recreation. Alicia Mentell presented her written report and advised that Scott Nadeau has accepted employment as a Recreation Specialist/Youth and Teen Program.

Ms. Mentell also reported on the American Independence Festivities and that the Sheridan Road improvements will not be completed in time to use the area north of Grand Avenue for staging as has been done in the past. She also reported that the City of Waukegan's check in the amount of \$9,000 has not yet been received, but is expected shortly.

## **VI. Review, Discuss, Decide**

### **A. Authorization to Accept Bids/Quotes**

**Parks Division – Veterans Flag Wall. Motion by Commissioner Motley, seconded by Commissioner Foley, to approve the bid of Thomas Queoff Sculpture, Inc. of Milwaukee WI, in the amount of \$48,000 for a Bronze American Flag Sculpture to be part of the Veteran’s Park display.**

Mike Trigg presented a sketch of the sculpture, being approximately 7x13 long. The goal is to have the sculpture to be completed by November 11, 2008 for dedication.

The Commissioners raised an issue concerning the cost and whether the sculpture would be a target for vandalism or could be tipped over. Mr. Trigg explained that the structure will be set in concrete.

**Roll call to the motion; Ayes: Foley, Motley, Sarocka, Duffy. Nays: Durkin. Motion carried.**

**Park Vehicles/State Contract. Motion by Commissioner Sarocka, seconded by Commissioner Durkin, to approve the bid of Landmark Ford in the amount of \$22,529 under the State of Illinois Central Management Services Contract, to purchase a 2008 Ford F250 4x2 Pickup Truck to replace the existing 1998 vehicle of the same make and model. Roll call to the motion: Ayes: Foley, Motley, Sarocka, Duffy, Durkin. Nays: None. Motion carried unanimously.**

**B. Interfund Transfers. There were no interfund transfers requested by the Finance Department.**

**C. 2008-2009 Salary Schedule (Revised). Motion by Commissioner Durkin, seconded by Commissioner Sarocka, to approve the amended 2008-2009 salary schedules. Roll call to the motion: Ayes: Foley, Motley, Sarocka, Duffy, Durkin. Nays: None. Motion carried unanimously.**

**D. Bonnie Brook Clubhouse – PHN Architects – Doug Holzrichter of PHN Architects made a preliminary report to the Board on the possibilities for the Bonnie Brook Clubhouse renovation. Mr. Holzrichter reviewed the Vision Statement and Mission Statement for this project. He stated that he sees real value and a reason to make the changes to the Bonnie Brook Clubhouse. Also present for this presentation was Jerome Eastman, a restaurant designer and consultant. The Board was advised of similar projects handled by PHN and Mr. Eastman and Mr. Holzrichter suggested that it is time to move to the next step of the project and get a look at how the redevelopment will look. Plans are to expand the facility to serve approximately 250 people with a new kitchen facility and elevator to the basement. Mr. Holzrichter sees many opportunities with the facility, but has no cost estimates for the project at this time. Discussion was held regarding the need for the renovation versus the cost and Mr. Holzrichter advised that he would need additional information to provide a proposal for the project.**

A sketch showing some of the possibilities of expansion with the elevation and removal of the existing bar and fireplace were reviewed.

F. Election of Officers – **Motion by Commissioner Durkin, seconded by Commissioner Sarocka, to nominate Wayne Motley as President. Roll call to the motion: Ayes: Foley, Motley, Sarocka, Duffy, Durkin. Nays: None. Motion carried unanimously.**

**Motion by Commissioner Duffy, seconded by Commissioner Sarocka, to nominate Bill Durkin as Vice President. Roll call to the motion: Ayes: Foley, Motley, Sarocka, Duffy, Durkin. Nays: None. Motion carried unanimously.**

**Motion by Commissioner Durkin, seconded by Commissioner Sarocka, to appoint Terry Duffy as Treasurer. Roll call to the motion: Ayes: Foley, Motley, Sarocka, Duffy, Durkin. Nays: None. Motion carried unanimously.**

G. Appointment of Officials - **Motion by Commissioner Foley, seconded by Commissioner Sarocka, to approve the following appointments for fiscal year 2008/2009:**

<b>Attorney</b>	<b>Charles W. Smith</b>
<b>Deputy Secretary</b>	<b>Greg Petry</b>
<b>Local Election Official</b>	<b>Greg Petry</b>
<b>Deputy Treasurer</b>	<b>Steve Warneke</b>
<b>IMRF Officer</b>	<b>Steve Warneke</b>
<b>PDRMA Representative</b>	<b>Steve Warneke</b>
<b>PDRMA Alternate Rep</b>	<b>Tanya Brady</b>

**Roll call to the motion: Ayes: Foley, Motley, Sarocka, Duffy, Durkin. Nays: None. Motion carried unanimously.**

H. Resolutions – **Motion by Commissioner Duffy, seconded by Commissioner Foley, to approve Resolution 2008-06 honoring Marv Rezabek, retiring golf pro. Roll call to the motion: Ayes: Durkin, Foley, Motley, Sarocka, Duffy. Nays: None. Motion carried unanimously.**

**Selection of Depositories – Motion by Commissioner Sarocka, seconded by Commissioner Durkin, to approve Resolution 2008-02 for the selection of depositories for 2008 at NorStates Bank and First Midwest Bank and to approve Resolutions 2008-03 and 2008-04 for signature cards for NorStates Bank and First Midwest Bank. Roll call to the motion: Ayes: Foley, Motley, Sarocka, Duffy, Durkin. Nays: None. Motion carried unanimously.**

I. Commissioner Recognition – **Outgoing President Duffy was presented with Resolution 2008-05 honoring his many accomplishments during his year as president.**

**VII. Questions from Commissioners.** Commissioner Durkin praised outgoing President Duffy for his leadership, particularly on the difficult issue of the recreation complex and thought that President Duffy had done an excellent job of guiding the Commissioners through a very difficult time.

Commissioner Foley expressed her appreciation for her first full year on the Board and that she enjoyed the give-and-take between the Commissioners and the free exchange of ideas. She also praised Jennifer Dumas of the Exchange Club for its sponsorship of

the Cultural Week. Finally, she stated that on May 20, 2008, there will be a presentation by students of the Design for Parks at the Juarez Middle School and asked that the Park District have a representative there to take photos to share with the Board.

Commissioner Sarocka thanked President Duffy for his year of leadership as president and also stated that he wanted the Commissioners to strongly consider an aquatic facility at the Orchard Hills site before talking about additional fields for baseball.

Commissioner Duffy expressed his appreciation for the staff's efforts the past year and the work of all the Commissioners. He was especially pleased by the 2007 Messiah concert honoring Joe Favero and the progress made on the sports complex.

Executive Director Petry provided Commissioner Durkin with a list of costs expended on the sports complex to date. He also reminded the Commissioners that the Mayor's Luncheon is set for May 19, 2008 and the Park District has a table available. He also needed to know which Commissioners wanted to attend the NRPA convention in Baltimore.

The Committee of the Whole meeting scheduled for May 19, 2008 will be cancelled due to scheduling conflicts. There will be a meeting at the Belvidere Rec Center on May 22, 2008 at 6:30 p.m. concerning the design of the sports complex.

President Motley stated that he has greatly enjoyed his 13 years on the Board and he looks forward to the year ahead in serving as president. He optimistically looks forward to the design and construction of the sports complex and he looks forward to expanded opportunities for soccer, which the community desperately needs.

Executive Director Petry also reported to the Board that he had met with Milt Jensen, Mayor of Beach Park, and the mayor is excited about the sports complex and said that he will work with the Park District to make access to Beach Road a reality. He will likely be looking for resurfacing of Beach Road in order to accommodate additional traffic.

#### **VIII. Adjournment.**

**Motion by Commissioner Foley, seconded by Commissioner Durkin, to adjourn the meeting. Motion carried. Meeting adjourned at 4:55 p.m.**

Respectfully submitted,

Charles W. Smith  
Secretary