

**Minutes of the Waukegan Park District  
December 11, 2007**

The Commissioners of the Waukegan Park District met in a regular meeting on December 11, 2007 at 3:45 p.m. at the Belvidere Recreation Center, 412 South Lewis Avenue, Waukegan, Illinois.

**I. Call to Order**

President Duffy called the meeting to order at 3:45 p.m. and directed the call of the roll.

**II. Roll Call**

Commissioners Durkin, Motley, Foley, Sarocka and President Duffy were present. Absent: None.

**III. Fiscal Year 2006/2007 Truth in Taxation Hearing**

No comments were made by the public.

**Motion by Commissioner Motley, seconded by Commissioner Sarocka, to close the hearing on the 2006/2007 Truth in Taxation. Roll call to the motion: Ayes: Duffy, Durkin, Motley, Foley, Sarocka. Nays: None. Abstain: None. Motion carried.**

**IV. Consent Items**

The following items were presented for review and approval under the consent section of the agenda:

- A. Minutes
  - November 13, 2007 (Board of Commissioners)
  - June 12, 2007 (Executive Session)
  - August 14, 2007 (Executive Session)
  - September 11, 2007 (Executive Session)
  - October 4, 2007 (Executive Session)
  - October 9, 2007 (Executive Session)
  - December 18, 2006 (Committee of the Whole)
- B. Bills
- C. Payroll
- D. Financial Statements

**Motion by Commissioner Motley, seconded by Commissioner Sarocka, to approve the consent items, and to pay the bills as presented, Roll call to the motion: Ayes: Durkin, Motley, Foley, Sarocka and Duffy. Nays: None. Abstain: None. Motion carried.**

**IV. Public Portion**

President Duffy advised the public that comments would be received on Agenda Items I and J concerning the service levels for the golf courses and the development of the Sports Complex at Orchard Hills Golf Course. President Duffy and Board Attorney Charles Smith asked the public to keep their comments to three minutes, and to identify themselves by names and addresses for the proceedings. The following members of the public addressed the Board:

1. Bill Biang stated his perspective as a former Board member and stated that the Orchard Hills Golf Course was originally purchased to maintain it as open lands and prevent it from being developed by Cambridge Homes as a residential development. The original idea was to place the Sports/Recreation Complex at Orchard Hills but then the possibility of the Johns Manville site opened up and the Board, for a number of years, pursued the possibility of putting the Recreation Complex at Johns Manville. Former Commissioner Biang implored the Board not to abandon the golfers. He stated that the district looked into using part of the Orchard Hills complex as either a nine-hole golf course or a golf learning center in the past.

2. Janet Kilkelly, former Commissioner next addressed the Board and concurred with the comments of Bill Biang. She stressed that the Orchard Hills purchase was for a soccer complex and not a golf course.

3. Joan Callahan addressed the Board and stated that she had served as Board President and been a Commissioner for eighteen years. She expressed her support for the soccer complex/recreation complex at Orchard Hills.

4. Patrick Jimmerson, another former Commissioner, addressed the Board and stated his support for the soccer complex at Orchard Hills. He stated that it is time for Board to step up and provide a place for recreation for our youth.

5. Hal Satterfield addressed the Board and stated that he wished to see the issue of the closing of Orchard Hills placed on a referendum.

6. Jim Andrzejewski stated that he worked at Orchard Hills Golf Course last year. He strongly urged the Board to consider one more season for the golf course and cited that there are seventeen leagues that use Orchard Hills and there were approximately sixty golf outings last year. He stated that one year of transition would be beneficial to all affected.

7. Jim Sroka stated that he is not against soccer fields, but does not see the need for twenty soccer fields. He stated that the community does need two 18-hole golf courses running full time, and he suggested using the Waukegan Public Schools for soccer and softball.

8. Cliff Sanderson, Lake Villa, stated to the Board that he has been playing at Orchard Hills Golf Course for twenty years and he suggests that a blighted area would be the better location for a soccer complex.

9. Sue Sassone addressed the Board and stated that she did not see the need for twenty soccer fields at the expense of the golf course at Orchard Hills, and urged the Board to maintain the Orchard Hills Golf Course.

10. John Voight addressed the Board and stated the need for fields for girls and younger boys baseball. He stated that currently there are not suitable fields within the Park District and that this lack of facilities needs to be addressed.

11. Sara Griffin questioned how many teams there are that would be using the soccer complex. She was advised there are approximately 160 teams with about 1200 children playing. She stated that golf is on the wane and there is a need to do something different to meet the changing demands of the residents of the District.

12. Rodney Johnson of Wadsworth stated a concern about traffic at the Orchard Hills Complex and that the soccer complex would only increase the traffic. He was also concerned about the impact on the surrounding community.

13. Mayor Glenn Ryback of the Village of Wadsworth addressed the Board and asked the Board to listen to the residents who would be affected by the change from a golf course to a soccer complex.

14. Caryn Clothier, President of the Waukegan Softball Association, addressed the Board and expressed her strong support for a Recreation Complex which would include additional fields for girls softball.

15. Mary Kaski addressed the Board and stated that the Orchard Hills Golf Course should not be taken away from adults to provide additional recreation for children.

16. Rich Seremak raised questions concerning the costs of a soccer/recreation complex and the possible overruns, and supports keeping Orchard Hills at its current use.

17. Martha Padilla-Ramos addressed the Board and suggested looking for property within the Waukegan School system for revenue.

18. Bill King addressed the Board and cautioned that sports are very cyclical and that while golf may be currently down in popularity that it will come back and there is a strong need for adult recreation, therefore a need to maintain the Orchard Hills Golf Course.

19. Doris Richter addressed the Board and stated her opinion that Johns Manville had led the District on concerning the availability of the property on Greenwood. She wanted to know the number of golfers who used the facility, the number of baseball players who would be using the facility, and the number of soccer players who would be using the facility.

20. Dennis Mackie of Wadsworth addressed the Board and urged a compromise between the needs of the golfers and the need for soccer and softball activities.

21. Shawn White stated his strong support for the soccer/recreation complex at Orchard Hills. He stated he has been a coach for eight years and there is a need for a facility for softball tournaments. He supports a sports complex and wants young girls who play softball to have an opportunity to play.

22. Gloria Askew, Wadsworth, addressed the Board speaking on behalf of her father. She stated that a referendum is needed on this issue.

23. Barb Amadei addressed the Board and stated her support for a one-year transition period to allow the golf play which currently occurs at Orchard Hills to be moved in an orderly fashion to Bonnie Brook Golf Course, and that Bonnie Brook would then be adequate to handle the demand. She further stated that the Orchard Hills facility supports recreation needs of middle to older players.

24. David Meyers addressed the Board and questioned whether the recreation complex would be a year-round facility or seasonal.

25. Thomas Eng stated he is a soccer coach and a golfer, and he feels that Waukegan needs two golf courses.

26. Red Anderson of Beach Park addressed the Board and stated he supports the continued operation of Orchard Hills Golf Course as a golf facility.

27. Tom Koncan, Jr. addressed the Board and stated there is not enough interest in softball to fill leagues, and there is no need to build the recreation complex.

28. Jeff Lovinger stated that the demographics in Waukegan support the change of the use of the facility at Orchard Hills to provide more soccer play. He stated that soccer is the fastest growing sport among young people and it needs some more outdoor fields.

29. Rick Bergstrom of Wadsworth addressed the Board and he is concerned about the effects of noise and lighting from the soccer complex having an adverse affect on his property values.

**Motion by Commissioner Motley, seconded by Commissioner Durkin to close the public portion and comments at 4:45 p.m. as no other members of the public were seeking to address the Board on this issue. A roster of all who had attended was made. Roll call to the motion: Ayes: Duffy, Durkin, Motley, Foley, Sarocka. Nays: None. Abstain: None. Motion carried.**

President Duffy then asked Executive Director Greg Petry to address the history of the proposed Recreation Complex and the acquisition of Orchard Hills Golf Course. Mr. Petry stated that he has been employed by the Waukegan Park District over the last twenty years. He has noted the growth and demand for soccer fields, and further has noted that nationwide golf is declining. Within the Waukegan Park District, there has been a steady decline in the number of golfers and the usage of the courses over the last five years. He further pointed out that there are six golf courses within the boundaries of the Waukegan Park District and three of them are owned by the Waukegan Park District. This has put a financial burden on the Park District and that there is a need to be cautious in the amount of resources expended on golf. At this point, Mr. Petry introduced Bob Hamilton of Gewalt-Hamilton, Park District Engineers, and Mr. Hamilton explained his firm's analysis of potential sites for the recreation complex. He stated that the advantages of the Orchard Hills site over the proposed Johns Manville site were as follows:

1. Plan A has always been to use OHGC if the Manville site could not be purchased.
2. No environmental problems with the site.
3. It is an open site.
4. There is good topography.
5. There is excellent access, as there is a state highway in front of the property.
6. There is good soil for a recreation complex.
7. The site is one which could be developed in phases, allowing for quick use of some of the property and development of other portions of the property over a period of time.
8. There are utility services already in the area.

**Motion by Commissioner Motley, seconded by Commissioner Foley, that the Orchard Hills Golf Course be designated as the site for the Waukegan Community Outdoor Sports Complex and that the Orchard Hills Golf Course be closed effective January 1, 2008, and that staff be directed to reorganize golf operations in light of the Board action. Following the Motion, Commissioner Foley asked Commissioner Motley to amend his Motion to delete the closing on January 1, 2008, and Commissioner Motley declined.**

**Discussion on the Motion:** Commissioner Sarocka stated that he strongly opposes closing the Orchard Hills Golf Course. He pointed out that there is no profit in soccer activities and that while he supports soccer and was a high school soccer player himself, he opposes the construction of the Sports Complex at Orchard Hills. In his opinion, softball is declining in popularity and he would rather see Orchard Hills Golf Course sold or leased to people who would maintain it as a golf course. He urged that more due diligence needed to be done and

further discussion before the Commissioners should vote on closing Orchard Hills Golf Course.

Commissioner Motley stated that soccer is his passion and he stated that there are currently four soccer fields owned by the District to accommodate 158 teams. This has been a problem with parking and debris. While he supported the Outdoor Recreation Complex at Johns Manville, he pointed out that with the price Johns Manville is requesting for the property, it would cost \$8.5 million of public funds before ground was even broken to construct the recreation complex. The cost has simply gotten too high and the delays too long.

Commissioner Foley addressed the Motion stating that she was only unhappy with the closing of Orchard Hills on January 1, 2008. She pointed out that Orchard Hills as a golf course is losing money and there is a need for the Outdoor Sports Complex at that location. She would rather delay the closing but supports the Sports Complex.

Commissioner Durkin addressed the issue, stating this is a very difficult decision but recognized that Orchard Hills Golf Course had been bought for the Sports Complex, and there had been eight additional years of golf because of the Park District trying to find alternative sites including the Johns Manville site. While it is a very difficult decision, he will vote yes because he feels it is for the benefit of the entire Waukegan Park District.

President Duffy began his remarks by reading the Mission Statement of the Waukegan Park District and stated that, in his opinion, the closing of the Orchard Hills Golf Course and designating it as the site for the Outdoor Sports Complex fits with the Mission of the Waukegan Park District and that the Park District should move forward in that direction. Following the comments of all the Commissioners, President Duffy directed a call of the roll. Roll call to the motion: Ayes: Duffy, Durkin, Motley, Foley. Nays: Sarocka. Abstain: None. Motion carried.

Motion by Commissioner Motley, seconded by Commissioner Durkin, to direct staff to begin a comprehensive master plan and budget analysis for the Outdoor Community Sports Complex project. Roll call to the motion: Ayes: Duffy, Durkin, Motley, Foley, Sarocka. Nays: None. Abstain: None. Motion carried.

## V. Progress Reports

A. Executive Director – Executive Director Greg Petry submitted a written report and reviewed the land cash donations. He stated that Ferris Homes had still not responded in writing to the Park District's request for a commitment relative to his donations upon the development of the Pritzker property.

B. Attorney Report – Mr. Smith reported that he had been contacted by Attorney Steve Martin who has indicated that he will be representing the defendant's in the Bluff Street suit concerning illegal dumping in the ravine.

C.1 Finance & Administration – Steve Warnecke submitted a written report and pointed out there is \$74,000 in the corporate replacement tax in November which is up substantially over the same period for 2006. Steve also advised there is a Golf Advisory Meeting on December 14, 2007.

C.2 Cultural Arts - Claudia Freeman presented a written report and discussed the "Do It Yourself Messiah", reporting that as of December 10, 2007, 398 tickets had been sold. The theatre is owed \$11,705 on the night of the event. The Commissioner has urged increased push to obtain sponsorships for the events.

C.3 Parks – Michael Trigg was not present. A written report was submitted, and there were no questions.

C.4 Recreation - Alicia Mentell submitted a written report and reminded the Board that the Polar Bear Plunge is scheduled for January 1, 2008. There is a sponsorship event to support the Polar Bear Plunge on December 20, 2007, at Hussey's on Genesee Street.

Alicia reported that the Halloween Fest has received an Illinois Park Recreation Association 2007 Outstanding Program Award. Commissioner Durkin commended that the report on Halloween Fest as the best written report he has seen during his time as Commissioner.

## VI. Review, Discuss, Decide

A. Agreements. **Motion by Commissioner Motley, seconded by Commissioner Durkin, to approve the room rental agreements for 39 Jack Benny Drive between the Waukegan Park District and Waukegan River Watershed Project, the room rental agreement for 533 Grand Avenue between the Waukegan Park District and John Daniels of Lake Forest, and the room rental agreement for 533 Grand Avenue between the Waukegan Park District and Maryfran Troha and Judy Tabachnik. Roll call to the Motion: Ayes: Durkin, Motley, Foley, Sarocka, Duffy. Nays: None. Motion carried unanimously.**

B. 2007 Tax Levy/Ordinance. **Motion by Commissioner Foley, seconded by Commissioner Durkin, to approve the 2007 Tax Levy Ordinance. Roll call to the Motion: Ayes: Durkin, Motley, Foley, Sarocka, Duffy. Nays: None. Motion carried unanimously.**

C. Authorization to Accept Bids/Quotes. **Motion by Commissioner Foley, seconded by Commissioner Durkin, to approve the purchase of a 2008 Ford Escape 4-door hybrid utility vehicle, through the State of Illinois Central Management Services State Contract for the amount of \$24,290.00 from Bob Ridings Ford in Taylorville, Illinois, to replace the 1993 Ford Ranger. Roll call to motion: Ayes: Durkin, Motley, Foley, Sarocka, Duffy. Nays: None. Motion carried unanimously.**

D. Interfund Transfers. **Motion by Commissioner Sarocka, seconded by Commissioner Motley, to approve the interfund transfer of \$1,971,483.12 from Corporate to Debt Service for purposes of paying the Series 1998, 1999, 2004 and 2005 debt service payment. Roll call to the Motion: Ayes: Durkin, Motley, Foley, Sarocka, Duffy. Nays: None. Motion carried unanimously.**

E. Fiscal Year 2007-08 Midyear Report. The midyear financial report for fiscal year 2007-08 was made by Steve Warnecke. Written copies of the report were reviewed by the Board.

F. Revised 2008 Board Meeting Schedule. **Motion by Commissioner Motley, seconded by Commissioner Foley, to approve the 2008 Meeting Schedule. Roll call to the Motion: Ayes: Durkin, Motley, Foley, Sarocka, Duffy. Nays: None. Motion carried unanimously.**

G. Commissioner's Award. Greg Petry advised that he was recommending Scott MacLean to receive the Commissioner's Award, and that Employee of the Year Award be given to Rafael A. Ayala. YTD Golf Fund Financials and FY 2008/09 Recommendations for Service Level Changes.

H. Bonnie Brook Banquet Room Improvement Feasibility Report. Report was received from Doug Holzrichter of PHN Architects concerning the Feasibility Study to improve the existing Bonnie Brook facilities. **Motion by Commissioner Foley, seconded by Commissioner Motley, to approve the PHN feasibility study.**

**Following discussion the Commissioners agreed to defer this matter until the January 28, 2008 Committee of the Whole.**

I. YTD Golf Fund Financials and Fiscal Year 1008/09 Recommendations for Service Level Changes. **Motion by Commissioner Motley, seconded by Commissioner Foley, to reject the recommendation to close Greenshire Golf Course as part of the 2008/2009 Golf Financials. Roll call to the Motion: Ayes: Durkin, Motley, Foley, Sarocka, Duffy. Nays: None. Motion carried unanimously.**

J. Development of Sports Complex at Orchard Hills Golf Course. Greg Petry then reviewed the actions to follow the Board's decision regarding Orchard Hills. There will be a staff meeting on December 12, 2007, to review the Board's actions in preparation of a press release. There will be a recommendation of one week of severance pay for each year of employment of the staff to be let go along with COBRA benefits. Greg stated he will report back to the Board at the Committee of the Whole meeting on December 17, 2007.

K. Boundary and Topographic Survey Services. Greg Petry advised that the Boundary and Topographic Survey Services for Orchard Hills Country Club will be reviewed at the January 2008 meeting.

L. Auditing Services. The Board directed Greg Petry to put out a request for proposals for auditing services for the Park District.

## **VII. Commissioners Comments**

Commissioner Durkin offered congratulations on approving the Recreation and Sports Complex.

Commissioner Foley agreed with Commissioner Durkin's remarks but also wants to see an aquatic complex built.

Commissioner Motley expressed his appreciation for the support for the Recreation and Sports Complex.

Commissioner Sarocka said he was disappointed in the approval of the Recreation and Sports Complex and stated he thought there was a lack of due diligence and missed opportunity. He further explained that he thought the action taken was taken too quickly.

President Duffy complimented the staff for the work done on the Orchard Hills and Recreation Complex issue and disagreed with comments that this was moving too fast, stating the Board had studied this issue for years and it was time to act.

## **VIII. Adjournment**

**Motion by Commissioner Durkin, seconded by Commissioner Foley, to adjourn the meeting. Meeting adjourned at 6:35 p.m. Roll call to the Motion: Ayes: Durkin, Motley, Foley, Sarocka, Duffy. Nays: None. Motion carried unanimously.**

Respectfully submitted,

Charles W. Smith  
Secretary

CWS:mt