

**Minutes of the Waukegan Park District
Special Meeting of the Board of Commissioners
October 22, 2013**

The Board of Commissioners of the Waukegan Park District met in a special meeting on October 22, 2013 in the Rose Administrative Center, 2000 Belvidere Street, Waukegan, Illinois.

I. Call to Order

The meeting was called to order at 4:30 p.m. by President Kilkelly who directed a call of the role.

II. Roll Call

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

III. Public Portion

No member of the public asked to address the Board.

IV. Review, Discuss, Decide

A. Parks Maintenance Facility (PMF) Exterior Wall Analysis.

Mr. Trigg, along with Ted Haug of Legat Architects, made a presentation concerning the need for repairs to the Parks Maintenance Facility. At the start of the presentation, **motion by Commissioner Duffy, seconded by Commissioner Foley, to seat Commissioner Sarocka at 4:31 pm. Motion carried unanimously.**

Mr. Haug explained that the east wall of the facility is the primary problem in that the wall ties between the concrete blocks and the brick veneer were inadequate. It is difficult to come up with an exact cause as to why these ties failed, so there does not appear to be a potential party that the Park District can seek recovery from relative to the cost of the repairs.

Mr. Haug also explained that the current concrete blocks do not meet current building codes and that the walls will need new ties that can be drilled into the brick and tie into the concrete block.

There is an additional problem in that water has seeped into the east wall and this has caused a certain amount of damage due to the expansion and contraction of the water when it freezes and then melts in warmer weather.

At 4:38 p.m. Commissioner Bridges arrived. **Motion by President Kilkelly, seconded by Commissioner Sarocka, to seat Commissioner Bridges. Motion carried unanimously.**

Mr. Haug then reviewed the east wall option 1: demolition of the face brick veneer, rebuild face brick veneer including ties, replace existing exterior door and glass block panels, installation of lateral wall bracing, and allowance for repair of roof coping, and new clerestory openings, at an estimated cost of \$285,000. East wall option 2: demolition of the face brick veneer, installation of prefinished corrugated metal siding, replace existing exterior door and glass block panels, install reinforcing in existing CMU wall, and allowances for roof repair and new clerestory openings, at an estimated cost of \$245,000.

Other exterior walls - south and west walls will need installation of helical ties, installation of lateral wall bracing, and installation of masonry control joints, at a cost of \$110,000.

Partial tuckpointing of existing walls is estimated at \$37,500.

Estimated architectural/structural fees for construction documents, bidding and construction management, at an estimated cost of \$51,900.

Mr. Trigg also pointed out that the windows and doors will need to be replaced.

Motion by Commissioner Foley, seconded by Commissioner Bridges, to have Legit Architect draw up specifications for bids and to present a proposal for additional services to the Board. Roll call to the motion: Ayes: Duffy, Foley, Sarocka, Bridges, Kilkelly. Nays: None. Absent: None. Motion carried unanimously.

B. Appointment of Golf Advisory Committee member.

Motion by Commissioner Sarocka, seconded by Commissioner Duffy, to appoint Troy Cooper to the vacancy on the Golf Advisory Committee. Motion carried unanimously.

C. 2013-09 ordinance providing for the issue of General Obligation Limited Refunding Park Bonds, Series 2013B, of the District for the purpose of refunding certain outstanding bonds of said Park District and for the payment of the expenses incident thereto, and providing for the levy of a direct annual tax to pay the principal and interest on said bonds.

Dave Phillips of Speer Financial, Inc., reported that four bids had been received on the refunding park bonds with the lowest bid from Northside Community Bank of .065%. This bid was substantially below the other three bids and Mr. Phillips pointed out that this was indeed indicative of the sound management of the Park District and the policies of the Board of Commissioners. Even in these historic times of low interest rates, this is an extremely competitive bid.

Motion by Commissioner Sarocka, seconded by Commissioner Foley, to approve Ordinance 2013-09 and accept the bid of Northwest Community Bank of .065% for \$1,690,085 for refunding bonds. Roll call to the motion: Ayes: Duffy, Foley, Sarocka, Bridges, Kilkelly. Nays: None. Absent: None. Motion carried unanimously.

D. Classification and Compensation Study.

Mr. Glogovsky made a presentation concerning the classification and compensation study that is needed. This has not been done in many years and in order to stay competitive in the recreation field it is necessary to have this sort of study done to know what other park districts are paying their employees. Mr. Glogovsky stated that he had reviewed several different proposals and was recommending the Hay Group, who had originally proposed to do the work for \$52,000. Mr. Glogovsky was able to re-negotiate the proposal for the amount of \$44,300. **Motion by Commissioner Bridges, seconded by President Kilkelly, to approve the award of the contract to the Hay Group in the amount of \$44,300 for a compensation and classification study. Roll call to the motion: Ayes: Duffy,**

Foley, Sarocka, Bridges, Kilkelly. Nays: None. Absent: None. Motion carried unanimously.

V. Closed Session

The Board did not recess into closed session.

VI. Commissioner Comments

Commissioner Duffy urged that the quarterly publication of the *Waukegan Park District* be used to highlight the accomplishments of the Park District, and particularly having received the Gold Medal Award from the National Recreation and Parks Association.

Commissioner Bridges requested updates as to what rewards the staff will receive for their efforts in the Park District having received the Gold Medal Award. He thanked everyone for their efforts.

Commissioner Foley had no comments.

Commissioner Sarocka had no comments.

President Kilkelly agreed that greater effort should be made not only within the Park District, but in the community in general to recognize the significance of the Gold Medal Award.

V. Adjournment

Motion by Commissioner Duffy, seconded by Commissioner Bridges, to adjourn. Motion carried. Meeting adjourned at 5:15 p.m.

Attendance recorded per policy. All commissioners were present.

Respectfully submitted,

Charles W. Smith
Secretary