

**Minutes of the Waukegan Park District
Meeting of the Board of Commissioners
February 12, 2008**

The Board of Commissioners of the Waukegan Park District met in a regular meeting on February 12, 2008 at the Belvidere Recreation Center, 412 South Lewis Avenue, Waukegan, Illinois.

I. Call to Order

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

II. Roll Call

Present: Commissioners Durkin, Foley, Motley and Duffy, and by remote participation, Sarocka. It was noted that Commissioner Sarocka was ill and had called in two hours in advance of the meeting to Executive Director Petry and requested to participate by remote participation pursuant to the provisions of the Illinois Open Meetings Act. Also present was Executive Director Greg Petry and Board Attorney Charles Smith.

III. Consent Items

- A. Minutes
 - 1. December 5, 2007 (Special Meeting)
 - 2. January 8, 2008 (Board of Commissioners)
 - 3. January 28, 2008 (Committee of the Whole)
 - 4. February 5, 2008 (Special Meeting)
- 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, Foley, Sarocka, Motley, Duffy. Nays: None. Motion carried unanimously.

IV. Progress Reports

A. Executive Director. Greg Petry submitted his written report and orally reported to the Board that there is no new action on development at this time. There were no questions from the Commissioners.

B. Attorney's Report. Mr. Smith reported that there was one annexation pending with the City of Waukegan, but it appeared that the property was already within the boundaries of the Waukegan Park District. Mr. Smith will clarify that and if necessary present an annexation ordinance at the next meeting. Mr. Smith further advised that the lawsuit against Mr. and Mrs. Vakili concerning their property at 520

Bluff Street was set for status on February 14, 2008 and he would continue to keep the Board apprised.

C. IAPD/Legislation Update. Commissioner Motley reported that he is involved in the legislative work of the IAPD but that he had no report for the Board at this time as the legislature is just getting back in session.

D. Division Reports.

D1. Steve Warneke presented a written report to the Board and orally reported that the preparation of the budget for the upcoming fiscal year is proceeding along the time line that he has previously outlined to the Board.

D2. Cultural Arts. Claudia Freeman presented her written report. Commissioner Foley commented that upon reading Claudia's report she noted that people came from Wisconsin and Indiana to attend the Do It Yourself Messiah and hoped that the concert would become an annual event.

D3. Parks. Michael Trigg presented his written report. There were no questions from the Commissioners.

D4. Recreation. Alicia Mentell presented her written report which included the 2007 Halloweenfest, the 2007 Turkey Trot, and the 2007 Pool Report. Mike Wirsing was present to provide additional information on the aquatic report and he advised the Board that there was a \$39,000 loss in aquatic operations for the last year. He did note that attendance was up slightly and recommended increased time for lap swimming and raising the rates for lessons, free swim, and rentals. Ms. Mentell stated that fee increases for the aquatic programs are normally done on a biennial basis and this is the year for the Board to approve increases.

Commissioner Durkin commended the 275 people who attended the Winterfest festivities on January 19, 2008 in Belvidere Park in spite of the bitter cold.

Commissioner Foley commented that the petting zoo at Winterfest was a big hit with the children, as was the indoor juggling.

The pizza contest was discussed and Commissioner Sarocka commented that he enjoyed Halloweenfest and concurred with the recommendations in that part of the report.

V. Outdoor Community Sports Complex Update

➤ Sports Group Representatives.

1. Waukegan Youth Football Association was represented by Melissa Arivett of the Waukegan Chiefs. She explained that her organization had been in existence for 30 years and had no real field. There are approximately 270 participants in her program and she stated that they would be able to service more if fields were available. The program is designed for children from ages 5 to 14. There were three Pee Wee teams last year but felt that she could fill ten teams if they had fields. Ms. Arivett stated that the children play softball and baseball, as well, and there is a strong need for the proposed outdoor sports complex.

2. North Lake County Soccer Association. Alison Soto spoke on behalf of the Association. This is an adult league with 64 teams, with approximately 20 players per team. There are approximately 1,280 players who play outdoor and there are 43 teams that play indoor soccer. She stated that last year Waukegan only had four fields available for their Soccer Association and there is a need for more fields. She stated that the Association could accommodate 80 teams if they had adequate fields. Their league plays an outdoor season of 15 weeks starting in April, plus three weeks of playoffs.

3. Waukegan Soccer League. Santo Rea addressed the Board on behalf of the League. He stated that they had 44 teams with 880 players and that there are numerous spectators attending the games. Their season runs from the end of April to the end of September and the League sees the need for more fields and supports the outdoor sports complex. The League currently has games on Sundays.

4. Youth Soccer. Roger Fajardo spoke on behalf of the Youth Soccer organization. He stated that their organization had been in existence for 11 years and they started out with 120 participants. They now have over 1,000 children participating and cannot accommodate more children because they need additional fields. He stated that the current use by the Waukegan Park District of school property for fields is not satisfactory as the fields are inadequate and improperly maintained, which could lead to injuries. He stressed that Youth Soccer helps to keep children off the streets and out of gangs. He further stated that the Youth Soccer league plays primarily on Saturdays, but that the children cannot get enough practice time because of the lack of fields. He accordingly felt that the outdoor sports complex would provide adequate fields for practice and league games.

5. Waukegan Youth Baseball Association. Jose Milan, President of the Waukegan Baseball Association addressed the Board. He stated that there are five different age groups playing baseball throughout Waukegan and that there is a need for more fields to accommodate more teams and the current lack of facilities creates problems in scheduling games. He stated that the outdoor sports complex would be good for the community. He advised that they have 280 players in house and that approximately another 60 are on traveling teams. He stated that the current fields are in use almost every day.

6. Girls Softball Association. Shawn White addressed the Board on behalf of the Association. He read a statement prepared by Caryn Clothier, President of the Association, who was unable to attend. The Girls Softball Association had 24 teams in its first year and while they are down from that number currently, in part because existing conditions are not good, and there is a need to build the outdoor sports complex to create more recreational opportunities for young girls. Currently there are 220 participants in the program and this will increase if better facilities are available. He also pointed out that the current fields are not American Softball Association sanctioned and he stated that his teams play every night of the week.

7. Adult Softball Association. Theresa Hansen spoke on behalf the Adult Softball Association. She pointed out that this is an organization that is run by the Waukegan Park District and that they have between 10 and 12 teams every year that play from April to November. There are games Monday through Friday and co-ed games on Sundays. Ms. Hansen stated that there is a need for more fields and better

field conditions, as well as a need for increased parking. She said many of the parks in the neighborhood could not accommodate the number of vehicles and she therefore thought that there were definite benefits to centralization of the fields with large parking lots being made available. She also pointed out that if better fields were available, they could attract major softball tournaments.

➤ **Environmental Update.**

Executive Director Petry stated that the staff had reviewed the Phase I and Phase II reports from the purchase of the Orchard Hills golf course. He stated that staff was still attempting to obtain portions of Phase II, but stated that there were no environmental problems noted in the reports available indicating anything above Tier 1 IEPA standards at Orchard Hills.

Mr. Petry further reported that the Yeoman Creek site suggested by some as a possible site for the outdoor sports complex still has considerable environmental problems and that it would not meet the District's needs.

➤ **Budget and Financial Considerations**

Mr. Petry reported to the Board that staff is still working on the size and cost of the outdoor sports complex, but stated that no tax increases would be necessary to fund this project. He stated that the funds necessary for the construction of the sports complex would come from the 1997 referendum

➤ **FAA Update**

Mr. Petry reported that he has communicated with the FAA in Des Plaines and Springfield as well as with Jim Stanczak, the Director of the Waukegan Airport, and that the required forms will be completed and submitted. Mr. Petry advised that no formal approval is needed from the FAA; they merely need to be made aware of what the Park District is going to construct so that there are no obstructions or visual impairments to pilots from glare.

➤ **Traffic Concerns**

Mr. Petry reported that Bob Hamilton, of Gewalt Hamilton Engineering, has discussed the proposed use of Orchard Hills as an outdoor sports recreation complex with the Illinois Department of Transportation. He stated that IDOT will require curb cuts and controlled access into the site instead of the current status for use as a golf course when there are several areas where people could enter the parking lot. Mr. Hamilton believed that there would be no problem securing the cooperation and approval from IDOT.

➤ **Golf Availability**

Mr. Petry noted that the Park District would still have two golf courses available for citizens after the closure of Orchard Hills and that there are ten golf courses within the boundaries of the Waukegan Park District, or near by, and those courses have unused capacity.

➤ **Message from President Duffy**

President Duffy addressed the Board and stated that the sports complex has been reviewed and alternative available sites have been discussed. There are only two sites within the Waukegan Park District that meet the specified needs of the outdoor sports recreation complex. They are Johns Manville and the Orchard Hills golf course. He stated that when Johns Manville was not going to be financially available due to the demands of Johns Manville, it was evident that the Park District needed to move ahead and build the outdoor sports complex at Orchard Hills. President Duffy further rejected the accusation that has been made by some of the press that the Park District had “cooked the books” concerning golf operations. He stated that Harry Doyle and Patrick Dutcher had audited the golf figures and had certified the shortcomings of the golf operations which led last year to the ceasing of the golf fund and its incorporation into the corporate fund. He stated that the Park District has acted responsibly in reviewing the location of the outdoor sports complex and strongly felt that the Orchard Hills golf course was the best site for the sports complex.

VI. Public Portion

Tony Figueroa, 4th Ward Alderman for the City of Waukegan, spoke and congratulated the Park District for being bold and visionary in its decision to build the outdoor sports complex. He stated that this decision is about the children of the community and their better health. He further stated that the outdoor sports complex is another part in the overall revitalization of the City of Waukegan.

Ben Lovinger stated that he was representing his father, Jeff Lovinger, who operates an indoor soccer complex within Waukegan. He stated that they have seen phenomenal growth in soccer and that there is a huge unmet demand for soccer fields. Mr. Lovinger and his father strongly support the construction of the outdoor sports recreation complex.

Roberto Ayala spoke in support of the outdoor sports recreation complex and stated that this would be a good thing for the community.

Angel Velez stated that he coached soccer and feels that there is a strong need for additional soccer fields and supports the outdoor sports recreation complex.

Theodora Anderson addressed the Board and stated that she supports the outdoor sports complex and as Director of the Waukegan Downtown Association feels that the outdoor sports complex is important to the revitalization of the City of Waukegan.

Melvin Flores stated that he sees the need for the outdoor sports complex and that he would help in moving this project forward.

John Kelley stated that he is a Waukegan taxpayer who has lived in Waukegan for over 30 years and he does not think that the use of Orchard Hills as an outdoor sports recreation complex will solve all of the problems and needs Orchard Hills is intended to address. He stated that he sees the need to provide more golf opportunities to the residents of the District.

Jim Crow stated that he was a life long resident of the City of Waukegan and he was presenting petitions signed by 2,437 people who questioned the need for a centralized recreational facility and that the petition requests a slow down in the proposed construction of the outdoor sports complex and further research into this issue.

Sue Sassone spoke to the Board and opposed destroying the Orchard Hills golf course. She stated that Bonnie Brook is crowded and while she says there is a need for an outdoor sports complex, she does not think it should be located at Orchard Hills and cost the community that golf course.

Jim Sroka addressed the Board and stated that he is a 55 year resident of the City of Waukegan and believes that the presentation made before the Commissioners this afternoon was one-sided and wants to know what fees the users of the outdoor sports complex will generate. He pointed out that Orchard Hills golf course did not lose money and that the community needs more than one 18 hole golf course.

Marty Wozniak addressed the Board and suggested that the potential buyers of new condominiums to be constructed in Waukegan will be looking for golf facilities. He further stated that the high school golf team needs a golf course upon which to play. He suggested putting the outdoor sports complex somewhere other than Orchard Hills. He further disputed that golf is losing money and he thinks that the outdoor sports complex is a great vision but does not to see it constructed at Orchard Hills.

Linda Ryckman addressed the Board and stated that she recognized that an outdoor sports complex is needed, but thinks that it should be constructed at Yeoman Creek. She suggested that the Park District go back to Johns Manville and try to negotiate further with them. She expressed an opinion that Johns Manville site should be clean in another two years.

Jerry Holisky addressed the Board and stated that the outdoor sports complex is another important step in the revitalization of Waukegan. He stated that since there is an increase and decrease in all sports over time, that is important to build another generation of golfers by interesting young children in playing golf at the Greenshire facility.

Jesus Martinez stated that he has lived in Waukegan since 1974 and he thinks that the outdoor sports complex is needed. He also stated that he coaches soccer.

Chris Finkel, Executive Director of the Boys and Girls Club of Lake County, addressed the Board and stated that the Park District's staff has worked with the Boys and Girls Club on numerous projects over the years. He expressed the opinion that the Park District's staff always does its due diligence and checks issues out thoroughly before moving forward. He strongly supports the outdoor sports complex.

Kevin Glabowicz addressed the Board and stated that he is a varsity golfer at Waukegan High School and is a sophomore enrolled at the school. He stated that there is a problem in finding practice facilities for the golf team and that the golf team was not granted the use of Bonnie Brook golf course last year. He stated that if the Orchard Hills golf course is closed he does not know where his team will be able to practice.

Bob Moran is an administrator in the Waukegan School District and he does not think that the golf facilities in the Waukegan Park District should be cut in half. While he recognizes that there is a need for an outdoor sports complex, he opposes the idea of that being constructed at the cost of golf.

Commissioner Sarocka spoke via the conference phone thanking all those who had participated in the public discussion concerning the outdoor sports complex.

VII. Review, Discuss, Decide

A. Authorization to Accept Bids/Quotes

➤ Administration Division

- Programming and Master Planning Services for Outdoor Community Sports Complex: Land Plan/Civil Engineering, Gewalt-Hamilton
- Programming and Master Planning Services for Outdoor Community Sports Complex: Architect, PHN
- Programming and Master Planning Services for Outdoor Community Sports Complex: Construction Manager, W.B. Olson

Motion by Commissioner Motley, seconded by Commissioner Foley, to approve the proposal of Gewalt Hamilton for Programming and Master Planning Services for Outdoor Community Sports Complex with a budget of \$35,000 for Programming and Master Planning Development and Civil Engineering and Research, with expenses not to exceed \$2,400 pursuant to a proposal contained in a letter dated February 6, 2008 to the Waukegan Park District,

and

to approve the proposal of PHN Architect as set forth in a letter dated February 7, 2008 to the Waukegan Park District for the Programming and Master Planning Services for Outdoor Community Sports Complex in an amount not to exceed \$25,000 plus reimbursable expenses not to exceed \$2,500,

and

to approve the proposal of W.B. Olson for Pre-Construction Phase: Schematic Design as set forth in an undated letter from David Olson to the Waukegan Park District with pre-construction services not to exceed \$8,000.

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

➤ Parks Division

- Winter Tree Pruning in Roosevelt Park
- Ford E-250 Commercial Van
- Demolition & Disposal of Three Buildings

- Asbestos Removal Proposal
- Selection of Business Liquidator
- Ray Bradbury Park Playground Equipment

Motion by Commissioner Durkin, seconded by Commissioner Foley, to accept the low quote of Bartlett Tree Experts in the amount of \$12,397 for the winter tree pruning in Roosevelt Park. Roll call to the Motion: Ayes: Durkin, Foley, Sarocka, Motley, Duffy. Nays: None. Motion carried unanimously.

Motion by Commissioner Durkin, seconded by Commissioner Motley, to approve the bid of Geiser Ford of Roanoke IL in the amount of \$18,599.94 for one 2008 Ford E-250 Commercial Van. Roll call to the motion: Ayes: Durkin, Foley, Sarocka, Motley, Duffy. Nays: None. Motion carried unanimously.

Motion by Commissioner Motley, seconded by Commissioner Foley, to approve the low bid of Lake County Grading of Libertyville IL in the amount of \$83,930.00 for the demolition and disposal of the Orchard Hills Clubhouse, the Greenshire Farmhouse, and, the Barwell Dental Clinic, plus the additional amount of \$9,380 for asbestos abatement at Orchard Hills Clubhouse and Greenshire Farmhouse. Roll call to the Motion: Ayes: Durkin, Foley, Sarocka, Motley, Duffy. Nays: None. Motion carried unanimously.

Motion by Commissioner Motley, seconded by Commissioner Foley, to approve the quote of Bob King Auctions of Algonquin IL in the amount of \$3,500 for the surplus property liquidation of all contents, including kitchen equipment, display cases, furniture, bar, refrigeration, and other miscellaneous items at the Orchard Hills Clubhouse. Roll call to the Motion: Ayes: Durkin, Foley, Sarocka, Motley, Duffy. Nays: None. Motion carried unanimously.

At 5:25 p.m., Commissioner Durkin announced that he had to excuse himself from the remainder of the meeting because of his responsibilities to plow snow and that there was a heavy snow storm.

Motion by Commissioner Sarocka, seconded by Commissioner Motley, to approve the quote of Recreation Concepts, Inc. in the amount of \$12,149.29 for Ray Bradbury Park Playground equipment, which will be paid in part with a \$9,000 legislative initiative secured by Representative Eddie Washington. Roll call to the Motion: Ayes: Foley, Sarocka, Motley, Duffy. Nays: None. Absent: Durkin. Motion carried unanimously.

B. Interfund Transfers

Motion by Commissioner Motley, seconded by Commissioner Foley, to approve interfund transfers as follows:

▪ <u>Fund</u>	From	To
Memorial/Endowment	\$149.00	
Recreation		\$149.00
<u>Purpose:</u> Scholarships for Junior Bulldog Basketball		

▪ Fund	From	To
Memorial/Endowment	\$2,160.50	
Recreation		\$2,160.50
<u>Purpose:</u> Sajai Wise Kids Program Kits for Camps		
▪ Fund	From	To
Memorial/Endowment	\$3,205.00	
Recreation		\$3,205.00
<u>Purpose:</u> Halloweenfest Reserve		
▪ Fund	From	To
Corporate	\$100,000.00	
Museum		\$100,000.00
<u>Purpose:</u> Cash to Museum Fund		
▪ Fund	From	To
Memorial/Endowment	\$1,000.00	
Corporate (Parks)		\$1,000.00
<u>Purpose:</u> Hofflander Funds for Wildflower Refuge Maintenance		

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

C. Agreements

- Consulting Agreement for Professional Aquatic Safety & Risk Management Services with Jeff Ellis & Associates, Inc.

Motion by Commissioner Motley, seconded by Commissioner Foley, to approve the Consulting Agreement for Professional Aquatic Safety & Risk Management Services with Jeff Ellis & Associates, Inc. Roll call to the Motion: Ayes: Foley, Sarocka, Motley, Duffy. Nays: None. Absent: Durkin. Motion carried unanimously.

D. General Obligation Alternate Revenue Bond Abatement, Ordinance 08-02-02

Motion by Commissioner Motley, seconded by Commissioner Foley, to approve Ordinance 08-02-02 abating taxes levied for 2007 to pay debt service on a \$5,000,000 General Obligation Park Bonds, Series 1998; \$5,000,000 General Obligation Park Bonds, Series 1999; \$9,495,000 General Obligation Park Bonds, Series 2004; and \$9,245,000 General Obligation Park Bonds, Series 2005B. Roll call to the Motion: Ayes: Foley, Sarocka, Motley, Duffy. Nays: None. Absent: Durkin. Motion carried unanimously.

E. American Independence Festivities Committee Appointments

Motion by Commissioner Foley, seconded by Commissioner Sarocka, to approve Alicia Mentell's recommendations for the American Independence Festivities Committee, with Commissioner Motley to serve as Board liaison to the Committee:

Ana Albarran
Commander Gabe Guzman
Cheryl Graham-Ptasienski
Teresa Hansen
Sergeant Anthony Joseph

Kelly Link
Edna Nieves
Della Steele
Sharon Yap

Motion carried unanimously

VIII. Executive Session

There was no Executive Session

IX. Questions and Comments from Commissioners

Commissioner Sarocka stated that a lot of hard work has gone into the Orchard Hills golf course issue and he is satisfied that alternatives have been explored. He offered his support and would like to work with PHN on the design for the outdoor sports complex.

Commissioner Foley thanked all those who attended the meeting and offered their comments. She further stated that she objected Linda Ryckman utilizing Thomas Thurman's name relative to the EPA and the 40 acre site at Yeoman Creek for soccer. Commissioner Foley stated that she had spoken to Mr. Thurman and he did not say to her what Ms. Ryckman quoted him as saying at the meeting.

Commissioner Foley stated that her research suggests that very few soccer fields could be built at Yeoman Creek due to the requirements of maintaining a cap on the Yeoman Creek site. She also noted that the City of Waukegan's environmental attorney, Jeff Jeep, had sent an email stating that in his professional opinion, Yeoman Creek's landfill was not a good site for use as a soccer field.

Commissioner Motley had no comments.

President Duffy thanked all in attendance. He noted that the Hinkston Fieldhouse has been a great indoor recreational site development by the Park District and felt that the outdoor sports complex would be a great outdoor facility. He urged all five commissioners to work to make the outdoor facility as much a success as the Fieldhouse has been.

X. Adjournment.

Motion by Commissioner Motley, seconded by Commissioner Sarocka, to adjourn meeting. Motion carried unanimously. Meeting adjourned at 5:35 p.m.

Respectfully submitted,

Charles W. Smith
Secretary