

**Minutes of the Waukegan Park District
Meeting of the Board of Commissioners
July 8, 2008**

The Board of Commissioners of the Waukegan Park District met in a regular meeting on July 8, 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 Motley.

II. Roll Call

Present: Commissioners Durkin, Duffy, Sarocka, and President Motley. Also present was Executive Director Greg Petry and Board Attorney Charles Smith. Absent: Commissioner Foley, who is recovering from knee surgery.

III. Consent Items

- A. Minutes
 - June 10, 2008 (Board of Commissioners)
 - June 13, 2008 (Special Meeting)
- B. Bills
- C. Payroll
- D. Financial Statements
- E. Permission to accept bids/quotes
 - Sauna and Steam Room at the Field House.
 - Administrative Vehicle.

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

IV. Progress Reports

A. Executive Director

Mr. Petry presented a written progress report and orally reported to the Board that he had met with attorney David Pardys, who represents Dr. Feldman, who owns property near River Road. Planners were not present at that meeting, but they will attend a meeting the week of July 14, 2008, at which time it is hoped that a plan can be devised for a trail connecting the communities and provide for an adequate park donation

Mr. Petry advised that a meeting was held on July 7, 2008 concerning the outdoor sports complex and a budget is being formulated based on the plans that have been discussed with the Board.

Mr. Petry requested input from the Commissioners concerning the issues of refreshment and concessions at the new sports complex.

Commissioner Durkin favored a shaded and enclosed area similar to a half-way house. Commissioner Duffy suggested that the Board consult with Jay Lerner concerning ideas as to how best to provide for concessions. Commissioner Duffy stated that he does not like the idea of vending machines because of the possibility of theft and vandalism. He did suggest making available water and electricity for organizations to staff and sell concessions. He does not favor having the Park District doing any sort of cooking or providing alcohol.

Consultant Doug Holzrichter stated that he will take the Board's comments and work them into the design. Commissioner Sarocka stated that it might be worthwhile to explore looking at a restaurant operation at the sports complex and perhaps even considering a banquet facility.

B. Attorney

Mr. Smith had no new information to report to the Board.

C. IAPD/Legislation Update

No report was made concerning any legislative initiatives. The Board was advised of the IAPD golf outing scheduled for July 24, 2008.

D. Division Reports.

D1. Superintendent of Finance & Administration. Steve Warneke was unavailable, but a written report was provided. Mr. Petry reported on estimates for the construction costs for the sports complex are being completed and a draft was provided to the Board.

D2. Cultural Arts. Claudia Freeman presented her written report and introduced summer interns Glen Eikenberry and Kirsten Lampi.

D3. Parks. Michael Trigg presented his written report. Commissioner Duffy had questions concerning lighting problems at Grosche Field. Commissioner Durkin had questions concerning the damage to the stairs that were burned at Roosevelt Park. Mr. Trigg stated that there are a number of burned out lights at Grosche Field and will look into getting them replaced. He also reported that the Park District has received the insurance settlement concerning the damage at Roosevelt Park and he is looking into an alternative to wooden steps, perhaps stone, and will have a report for the Board's August meeting.

Commissioner Sarocka raised a question concerning drainage from the splash area to the new Bowen Park play facility. Mr. Trigg advised that he is working with the contractor as he considers this to be a warranty issue and will see that it is corrected.

Commissioner Sarocka commented that citizens have questioned him concerning the cutting of fairways and greens at Bonnie Brook golf course on the weekends; some of them expressing their opinion that because they pay a premium for weekends that there should be a better or more frequent cutting of the greens and fairways. Mr. Trigg stated that he would report to the Board as to the exact schedule for grass cutting and mowing of the greens, but he did report that it is impossible with the few daylight hours prior to golfers taking the course to completely cut all the greens on the weekends.

D4. Recreation. Alicia Mentell presented her written report and introduced new staff members Scott Nadeau and Jessica Mitchell. Ms. Mentell also orally reported on the American Independence Festivities Parade. She did note that the parade went off well, but the rain did cause some bands to leave because of the risk of damage to their instruments.

Tanya Brady introduced summer intern Victoria Rufino.

V. Review, Discuss, Decide

A. IEG Valuation Proposal. The Board received the IEG Valuation Proposal. Shane Riggs of IEG Valuation Services, participated by way of a conference call. He explained that putting naming rights out for bid is not normal. IEG will evaluate the value of the naming rights if authorized by the Board.

Commissioner Durkin inquired as to the length of commitment on naming rights and Mr. Riggs advised that it is typically five to ten years.

Naming rights were then discussed. President Motley favors entering into an agreement with Robert Morris College for the naming rights to the Championship Field at the sports complex.

Commissioner Durkin pointed out that the Park District is not committed to Robert Morris in order to have the necessary funds to build the complex, stating that we are going to build it whether there are naming rights awarded or not.

Commissioner Sarocka questioned if IEG establishes a value for the naming rights, is the Park District mandated to use that figure and no other figure in awarding rights. It was explained that the IEG valuation would be similar to an appraisal of property and it is a measuring stick for the Commissioners, but not an absolute dollar amount which must be adhered to.

Motion by Commissioner Duffy, seconded by Commissioner Durkin, to enter into the Valuation Service Agreement with IEG for an amount not to exceed \$16,800. Roll call to the motion: Ayes: Duffy, Durkin, Sarocka, Motley. Nays: None. Motion carried unanimously.

B. Authorization to Accept Bids/Quotes

Parks Division – Ornamental Fence at Bonnie Brook Playground & Western Tot Lot. **Motion by Commissioner Sarocka, seconded by Commissioner Durkin, to approve the bid of Action Fence Contractors, Inc., Mundelein IL, in the amount of \$19,272 for installation of ornamental steel fences at the Bonnie Brook Playground and the Western Tot Lot. Roll call to the Motion: Ayes: Duffy, Durkin, Sarocka, Motley. Nays: None. Motion carried unanimously.**

C. Interfund Transfers. **Motion by Commissioner Duffy, seconded by Commissioner Durkin, to approve the interfund transfers as follows:**

<u>Fund</u>	<u>From</u>	<u>To</u>
Memorial/Endowment	\$5,349.00	
Golf (022611)		\$ 110.00
Golf (022651)		\$3,980.00
Golf (022662)		\$1,259.00

Purpose: Partners in Parks Golf Outing Expenses

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

D. Agreement for Use of Kiley Pool – **Motion by Commissioner Durkin, seconded by Commissioner Sarocka, to approve Agreement No: L45-001, effective July 1, 2008, between the Ann M. Kiley Center and the Waukegan Park District, for the use of the Kiley pool to provide swimming lessons/instruction to youth and preschool children.** Roll call to the Motion: Ayes: Duffy, Durkin, Sarocka, Motley. Nays: None. Motion carried unanimously.

E. Amendment to Policy 4.10 – Sick Leave. **Motion by Commissioner Duffy, seconded by Commissioner Sarocka, to approve the amendment to Policy 4.10 governing sick leave for Park District employees.** Roll call to the Motion: Ayes: Duffy, Durkin, Sarocka, Motley. Nays: None. Motion carried unanimously.

F. Request to Sell Alcohol at the Cultural Arts Fall Fundraiser – **Motion by Commissioner Durkin, seconded by Commissioner Duffy, to approve the request of the Cultural Arts Department to apply for a one day liquor license in conjunction with the Cultural Arts Fall Fundraiser.** Roll call to the Motion: Ayes: Duffy, Durkin, Sarocka, Motley. Nays: None. Motion carried unanimously.

VI. Executive Session

There was no Executive Session.

VII. Public Portion

Anita Hanna of 116 Spruce Street, Waukegan, addressed the Board. She congratulated the Board on the beautiful facility at Bowen Park, but expressed concerns about an incident that occurred during a group picnic on June 15, 2008 at Bowen Park. She stated that the group was different from other groups that had problems in the past and was distressed that the police had decided to close the park at 6:00 p.m. She objected to a police officer deciding on his own that the park needed to be closed.

Mr. Petry advised that he had looked into the incident on June 15 and stated that the park was full and the officer was confronted with a rather large group that was becoming very rowdy. Police intelligence was that gangs were talking about participating in an assemblage at Bowen Park on June 15.

Ms. Hanna stated that the young men with the picnic had nothing to do with gangs and the park should not have been closed. She also made a request for more picnic tables at Bowen Park so parents would have a place to sit while their children played. She also expressed a concern about vandalism to the port-a-potties, particularly at Webster Park. She had a final question concerning the condition of playing fields at some parks. It was clear that she was referring to ball fields that are not maintained by the Park District, but rather, by the school district.

V. Review, Discuss, Decide (Continued)

B. PHN Bonnie Brook Study. Doug Holzrichter, with PHN, presented his final report concerning the banquet facilities at Bonnie Brook. Mr. Holzrichter reported that the banquet room changes to accommodate groups as large as 250 patrons would likely cost between \$900,000 to \$1 million, and that there was a good potential of payback of that investment within ten years. The bar renovation as proposed would be between \$350,000 to \$400,000, and a separate private dining area would be \$140,000 to \$150,000. Total renovations to the Bonnie Brook facility are approximately \$1.4 million to \$1.5 million. Mr. Holzrichter further stated that if the Board decided to move forward with this type of project, more detail would need to be put into the plan sketches that he presented to the Board.

Char Piquette, Manager of Food and Beverage at Bonnie Brook, was asked if she had been consulted concerning this plan and she stated affirmatively that she had worked with closely with Doug and she feels that this is an excellent plan.

Commissioner Durkin advised that he thought the concept is very good, but he feels that the price tag is approximately \$1 million more than he was looking to spend on Bonnie Brook.

Commissioner Sarocka stated that he wanted to discuss this issue further at the next Committee of the Whole meeting.

Commissioner Duffy stated that he thought the proposal involved the expenditure of a large amount of public resources and he was also concerned about the loss of four to six months of revenue while the renovations were being completed. He further stated that by expanding to accommodate groups as large as 250, there would be parking problems with weddings which may conflict with the height of the golf season. He expressed his opinion that the Park District should be looking to accommodate parties of 50 to 75 people.

VIII. Questions from Commissioners.

The Commissioners agreed to discuss this matter at a special Committee of the Whole meeting on July 28.

Commissioner Sarocka agreed that he still wants a further discussion concerning Bonnie Brook's renovation.

President Motley stated that the costs as presented for the Bonnie Brook renovation are higher than he expected.

Prior to adjournment, Mr. Petry asked the Commissioners to advise his Executive Assistant, Sally, who wished to attend the NRPA convention in Baltimore in the Fall.

IX. Adjournment

Motion by Commissioner Durkin, seconded by Commissioner Sarocka, to adjourn. Motion carried unanimously. Meeting adjourned at 4:55 p.m.

Respectfully submitted,

Charles W. Smith
Secretary