

MINUTES OF SPECIAL BOARD MEETING
BOARD OF PARK COMMISSIONERS
WAUKEGAN PARK DISTRICT
Administration Center
2000 Belvidere Road
Waukegan, Illinois
July 25, 2017

I. CALL TO ORDER

Vice President Marc Jones called the meeting to order at 4:10 p.m.

II. ROLL CALL OF COMMISSIONERS

COMMISSIONERS PRESENT

Vice President Marc Jones
Treasurer Patricia Foley
Janet Kilkelly
William Sarocka

COMMISSIONERS ABSENT

President George Bridges (arrived 4:45 p.m.)

STAFF PRESENT:

Executive Director Jay Lerner
Superintendent of Parks Scott MacLean, Superintendent of Finance & Administration Jim Glogovsky,
Superintendent of Cultural Arts Claudia Freeman, Superintendent of Recreation Errick Beverly,
Community Relations Manager Teddy Anderson, Executive Assistant Sally Sandine, Jon Beckmann,
Tim Girmscheid, and Board Attorney George Bridges.

III. PUBLIC PORTION

None.

IV. ACKNOWLEDGEMENTS & PRESENTATIONS

Harry Came, President of the Waukegan Historical Society (Society) thanked the District for their continued partnership and support for the Museum expansion efforts. He told the Board the Society had raised \$200,000 to date. He said they face a critical need for the Museum expansion. He asked the Park District to help set the direction for fundraising opportunities with new and existing donors. He further stated they not only need the Park District input and direction but the District's support in seeking grants and establishing a fundraising timeline.

Commissioner Kilkelly asked Mr. Came would a Resolution from the District in support of their fundraising efforts help them in reaching their goal. Mr. Came stated it would help tremendously. Commissioner Jones told Mr. Came the Society should be commended for their fundraising efforts. He said raising \$200,000 was a tremendous accomplishment. By consensus, the Board directed Director Lerner to meet with Mr. Came to develop strategies the District may undertake to assist the Society in their fundraising efforts.

Christopher Blanks of the B.A.M.M. (Black Abolition Movement for the Mind), addressed the Board to explain what B.A.M.M. has been doing in the Waukegan Community to provide social justice. Mr. Blanks talked about overcoming his struggles with substance abuse and how he now provides guidance to others to empower themselves. He invited the Board of Commissioners to visit his organization which is located at 801 McAlister Street, in Waukegan. Vice President Jones thanked Mr. Blanks for his efforts with the youth in the community, and that B.A.M.M., epitomizes Frederick Douglass' quote that "it is easier to build strong children than to repair broken men."

President Bridges arrived at 4:45 p.m. Motion by Commissioner Kilkelly, seconded by Commissioner Foley to seat President Bridges. The motion carried by unanimous voice vote.

V. REVIEW / DISCUSS / DECIDE

A. Authorization to Receive Bids/Quotes for Purchase of 2017 Explorer XLT and 2017 F-150 XLT.

Mr. MacLean asked the Board for authorization to issue bids for the purchase of 2017 Explorer XLT, and a 2017 F-150 XLT. Motion by Commissioner Foley, seconded by Commissioner Jones, to authorize the letting of bids for the purchase of 2017 Explorer XLT, and a 2017 F-150 XLT. President Bridges asked why wasn't this purchase being made to state bidding process. Mr. MacLean stated the XLT models are not offered through the states purchasing contract. Commissioner Sarocka asked what is the difference in cost between the XL and the XLT. Mr. MacLean stated he did not know, however, the XLT has more safety features. Director Lerner stated this would be government state discount pricing, but not through the State's contract. There was no further discussion on this matter. On the roll call, the vote was as follows:

AYE: Foley, Jones, Sarocka, Bridges

NAY: Kilkelly

ABSTAIN: None

ABSENT: None

Motion carried.

B. Acceptance of the bid for the Hinkston Park and Field House Pavement Maintenance.

Mr. MacLean asked the Board to accept the lowest responsible bid from Patriots Pavement Maintenance, Des Plaines, Illinois, for the Hinkston Park and Field House Pavement Maintenance in the amount of \$24,097.04. He stated while AAA Quality Paving had submitted the lowest bid, he is asking the Board to reject that bid because they failed to comply with the bid packet requirements and the fact that their performance on a similar project was not as required. Commissioner Sarocka asked what was AAA Quality Paving poor performance in their last project with the District. Mr. MacLean stated one of the problems was with the striping at Bowen Park, where they painted the arrows in the wrong direction. Commissioner Jones asked the Board's Attorney if not accepting the lowest bid could subject the District to litigation. Attorney Bridges said there is always a risk of litigation when a Board rejects the lowest bid. He said the statute only requires the Board to accept the lowest responsible bid and that in this situation Staff has provided the necessary evidence to support the Board's finding that Patriot Pavement Maintenance is the lowest responsible bid.

Motion by Commissioner Kilkelly, seconded by Commissioner Foley, to accept the lowest responsible bid from Patriots Pavement Maintenance, for the Hinkston Park and Field House Pavement Maintenance in the amount of \$24,097.04. There was no further discussion on this matter. On the roll call, the vote was as follows:

AYE: Kilkelly, Foley, Jones, Sarocka, Bridges

NAY: None

ABSTAIN: None

ABSENT: None

Motion carried.

C. Acceptance of the bid for the 2017 Yorkhouse Fence Replacement.

Mr. MacLean asked the Board to accept the low bid for the 2017 Yorkhouse Fence Replacement from Dura-Built Fence, Wheeling, Illinois, in the amount of \$19,150.00.

Motion by Commissioner Foley, seconded by Commissioner Sarocka, to accept the low bid for the 2017 Yorkhouse Fence Replacement from Dura-Built Fence, Wheeling, Illinois, in the amount of \$19,150.00. Commissioner Sarocka asked if Staff had any idea why the District didn't receive a bid from Masterbuilt Fencing Company which is located in Waukegan. Mr. MacLean stated they refuse to bid on any of the District's projects after they failed to get the Sports Park fence project. There was no further discussion on this matter. On the roll call, the vote was as follows:

AYE: Kilkelly, Foley, Jones, Sarocka, Bridges

NAY: None

ABSTAIN: None

ABSENT: None

Motion carried.

D. Rejecting all bids for the 2017 Splash Pad Concrete Resurfacing.

Mr. MacLean asked the Board to reject all bids for the 2017 Splash Pad Concrete Resurfacing.

Motion by Commissioner Sarocka, seconded by Commissioner Foley, to reject all bids for the 2017 Splash Pad Concrete Resurfacing. There was no discussion on this matter. On the roll call, the vote was as follows:

AYE: Kilkelly, Foley, Jones, Sarocka, Bridges

NAY: None

ABSTAIN: None

ABSENT: None

Motion carried.

E. Acceptance of the bid for the 2017 Field House LED Lighting.

Mr. MacLean asked the Board to accept the low bid for the 2017 Field House LED lighting from Pieper Electric, Inc., Kenosha, Wisconsin, in the amount of \$100,750.00.

Motion by Commissioner Foley, seconded by Commissioner Sarocka, to accept the low bid from Pieper Electric, Inc., for the Field House LED lighting in the amount of \$100,750.00. Commissioner Kilkelly asked is this just the replacement of the light bulbs, or does it include the fixture. Mr. MacLean stated this includes the whole thing, the bulbs, and fixtures. There was no further discussion on this matter. On the roll call, the vote was as follows:

AYE: Kilkelly, Foley, Jones, Sarocka, Bridges

NAY: None

ABSTAIN: None

ABSENT: None

Motion carried.

F. Approve the Emergency Replacement of Bonnie Brook Clubhouse HVAC.

Motion by Commissioner Sarocka, seconded by Commissioner Foley to waive the bidding procedures and accept the low quote for the emergency replacement of Bonnie Brook Clubhouse HVAC system from McDonough Mechanical Services, in the amount of \$20,750.00. No discussion was had on this subject. On a roll call vote, the vote was as follows:

AYE: Kilkelly, Foley, Jones, Sarocka, Bridges

NAY: None

ABSTAIN: None

ABSENT: None

Motion carried.

G. Approve the AT Group, Inc. Project Management Service Agreement.

Motion by Commissioner Kilkelly, seconded by Commissioner Foley to approve the AT Group, Inc. Project Management Service Agreement, for an amount not to exceed \$80,000.00. No discussion was had on this subject. On a roll call vote, the vote was as follows:

AYE: Kilkelly, Foley, Jones, Sarocka, Bridges

NAY: None

ABSTAIN: None

ABSENT: None

Motion carried.

H. Approve the McClure Engineering Belvidere Park Topographic Survey Agreement.

Motion by Commissioner Foley, seconded by Commissioner Kilkelly to approve the McClure

Engineering Belvidere Park Topographic Survey Agreement, in the amount of \$17,500.00. No discussion was had on this subject. On a roll call vote, the vote was as follows:

AYE: Kilkelly, Foley, Jones, Sarocka, Bridges

NAY: None

ABSTAIN: None

ABSENT: None

Motion carried.

I. Approve the Williams Architect Agreement.

Motion by Commissioner Sarocka, seconded by Commissioner Jones to approve the Williams Architect Agreement as presented. Director Lerner advised the Board this Owner and Architect agreement was reviewed and approved by attorney Andrew Payne of the law firm Tressler LLP. No discussion was had on this subject. On a roll call vote, the vote was as follows:

AYE: Kilkelly, Foley, Jones, Sarocka, Bridges

NAY: None

ABSTAIN: None

ABSENT: None

Motion carried.

J. Approval of Resolution #2017-18.

Attorney Bridges presented and discussed Resolution #2017-18 that would allow BQ Energy LLC to present the Resolution to the State of Illinois Power Agency for the solar development of Edward Field landfill site. Attorney Bridges directed the Commissioners to Section Six that makes any future license to develop solar photovoltaic energy production on Edward Field contingent on the Park District receiving satisfactory written assurances from the developer, the Waukegan School District, and the Yeoman Creek Remediation Group, that they would fully indemnify, insure, and hold the District harmless should Edward Field be used.

Motion by Commissioner Sarocka, seconded by Commissioner Foley to approve Resolution #2017-18 that would allow BQ Energy LLC to present the Resolution to the State of Illinois Power Agency for the solar development of Edward Field landfill site. Commissioner Kilkelly stated she thought the Board had agreed only to license Edward Field to the Waukegan School District and not to BQ Energy. Attorney Bridges stated the Resolution was not an agreement to license the properties to BQ Energy. No further discussion was had on this subject. On a roll call vote, the vote was as follows:

AYE: Kilkelly, Foley, Jones, Sarocka, Bridges

NAY: None

ABSTAIN: None

ABSENT: None

Motion carried.

VI. COMMISSIONERS QUESTIONS & COMMENTS

Commissioner Kilkelly asked what type of fence was being installed on the Yorkhouse problem. Mr. MacLean stated that it would be a wooden fence. Commissioner Kilkelly reminded the Commissioners of the Touch-a-Truck event and the Partners in Parks golf outing. Commissioner Sarocka commended the staff at Bonnie Brook on the way they addressed the heavy rains and extreme weather conditions on the golf course.

President Bridges asked Mr. MacLean to advise the Board of the residents' concerns regarding Clearview Park. Mr. MacLean stated he had met with a number of residents in that area and addressed their concerns about the additional traffic and congestion in the park. He said he assured the residents the District would continue to monitor the park once the project was completed.

VII. ADJOURNMENT

There being no further business, President Bridges moved, seconded by Commissioner Foley to adjourn the meeting at 5:30 p.m. The motion carried by unanimous voice vote.

Respectfully submitted,

George Bridges
Secretary