

**WHEELING PARK DISTRICT  
BOARD OF COMMISSIONERS  
MINUTES OF REGULAR MEETING  
APRIL 19, 2011**

The Regular Meeting of the Board of Commissioners of the Wheeling Park District, Cook and Lake Counties, Illinois, was held in the Boardroom of the Community Recreation Center, 333 W. Dundee Road, Wheeling, Illinois.

The meeting was called to order at 7:35 p.m. by President Pecka, followed by the Pledge of Allegiance.

The following Commissioners were present when the roll was called: C. Klumpp, J. Kolssak, B. Lichtenberger, M. Kurgan, S. Stein, R. Rosen and K. Pecka.

Staff members present were Jan Buchs, Executive Director; Elliott Becker, Director of Finance; Matt Wehby, Director of Park and Recreation Services; Larry Raffel, Superintendent of Planning, Amy Rivas, Director of HR & Risk Management; Allen Parkes, General Manager of Chevy Chase Country Club; Joe Lofsness, F & B Manager; Jim Waterson, Superintendent of Parks & Facility Maintenance; and Marcia Jendreas, Recording Secretary.

Also present was Commissioner-elect Larry Widmer; Dick Larson, resident; and John Bosman and Todd Peyron from Camosy Construction.

**AGENDA ADDITIONS/DELETIONS/CORRECTIONS**

President Pecka added *Item B. Discussion of pending, or probable and imminent litigation against, affecting or on behalf of the District per 5 ILCS 120/2(c)(11)*, to Section IX. Executive Session.

Commissioner Kurgan asked to remove *Item B. Approval of Minutes of Regular Meeting of April 5, 2011*, from the Consent Agenda.

President Pecka moved *Item B. Approval of Minutes of Regular Meeting of April 5, 2011*, from the Consent Agenda, and placed it as *Item D. under III. Unfinished or Continuing Business*.

**CONSENT AGENDA**

- A. Approval of Minutes of Board Workshop of April 5, 2011
- B. Ratification of Buffalo Grove Bank and Trust Corporate Authorization Resolution

Commissioner Lichtenberger moved, seconded by Commissioner Rosen, to approve the Consent Agenda, as amended.

**On the roll call, the vote was as follows:**

**AYE:** J. Kolssak, B. Lichtenberger, M. Kurgan, S. Stein, R. Rosen, C. Klumpp, K. Pecka

**NAY:** None

**ABSTAIN:** None

**ABSENT:** None

**Motion carried.**

## **UNFINISHED OR CONTINUING BUSINESS**

### **Chevy Chase Grand Ballroom Bar Improvements – Final Design Concept**

General Manager Parkes stated that during the Board Workshop on April 5, representatives from HBC presented their revised conceptual design and drawings for the Grand Ballroom bar renovation at Chevy Chase. Staff and Board Members viewed the detailed architectural plan depicting equipment placement and the proposed infrastructure improvements for the entire project.

General Manager Parkes said the purpose for obtaining Board approval of the final design concept is to agree on the general plan, and to provide HBC with the pertinent information needed to develop specifications to assist in the bidding process as the project moves forward. Once the plan is approved, staff will work with HBC to complete the necessary documents and prepare a timeline for bidding the project and completing the work. The decision to commence actual work will be decided once bids are received, costs/benefits are evaluated, and the timing of the renovation is compared to Chevy Chase's event schedule.

Commissioner Kolssak moved, seconded by Commissioner Klumpp, to approve the Final Design Concept – Grand Ballroom Bar Improvements Plan, dated February 22, 2011 – March 14, 2011.

**On the roll call, the vote was as follows:**

**AYE:** B. Lichtenberger, M. Kurgan, S. Stein, R. Rosen, C. Klumpp, J. Kolssak, K. Pecka

**NAY:** None

**ABSTAIN:** None

**ABSENT:** None

**Motion carried.**

### **Update on Heritage Park Redevelopment – Concession Building**

Commissioner Kurgan stated he felt something was missing from the Heritage Park Redevelopment Plan as far as shelter for the handicapped and elder people, and he discussed his concerns with Executive Director Buchs and Superintendent Raffel.

Executive Director Buchs said they reviewed details of the Redevelopment Plan and explained the limitations, especially with the concession building.

Superintendent Raffel gave an overview of the concession building, highlighting the issues affecting an internal public space. He addressed site constraints, athletic field requirements, ADA issues, maintenance and emergency vehicle access and circulation, costs, and Illinois Department of Public Health and Municipal requirements. Superintendent Raffel also described the concession building in detail and reviewed the floor plan. He said there would be shade structures and seating right outside the concession area.

Executive Director Buchs said she would schedule another walking tour of the site in May to give the Commissioners a better sense of orientation.

Commissioner Kurgan said he was satisfied with the report from staff and he now realizes the building cannot be expanded. Executive Director Buchs commented that the best has been done with the limitations that exist, and she feels confident with what was designed.

### **Discussion of Allocation of Proceeds from Sale of Surplus Property**

President Pecka explained that at the April 5 Board Meeting, staff reported the Park District received \$6,551 in exchange for a dump truck. He said since this vehicle was purchased from the Village of Wheeling for \$1 in 2002, the Board discussed whether or not, as a show of good faith, the Village should be compensated in some way out of the proceeds. Staff was tasked with providing options for the Board to consider in this matter.

President Pecka listed four options for the Board to consider. Consensus of the Commissioners was Option 4 – to give 50% of the proceeds in the form of a sponsorship to the Village of Wheeling for the 4<sup>th</sup> of July fireworks, and retain the remaining 50% for use towards the Park District's 50<sup>th</sup> Anniversary budget.

### **Approval of Minutes of Regular Meeting of April 5, 2011**

Commissioner Kurgan requested a change in the minutes as follows:

Page 3, paragraph 2, line 2, under *Bid Summary for Sale of Surplus Property – 1990 Ford L8000 Dump Truck* should read “years ago for \$1.00 and he felt the money should be shared with the Village or earmarked...”.

Commissioner Rosen requested that the following be added to the minutes:

Page 8, under *Verbal Communications, Board*: “Commissioner Rosen felt that Wheeling residents should be given the highest priority for Park District summer jobs.”

Commissioner Klumpp moved, seconded by Commissioner Lichtenberger, to approve the Minutes of Regular Meeting of April 5, 2011, as amended.

**On the roll call, the vote was as follows:**

**AYE:** M. Kurgan, S. Stein, R. Rosen, C. Klumpp, B. Lichtenberger, K. Pecka

**NAY:** None

**ABSTAIN:** J. Kolssak

**ABSENT:** None

**Motion carried.**

## **NEW BUSINESS**

### **Construction Management Services for 245 Egidi Drive**

Executive Director Buchs informed the Commissioners the closing on the purchase of the 245 Egidi Drive property is scheduled to take place on April 22, 2011, and the existing Parks and Facility Maintenance building needs to be vacated by December 18, 2011. She explained staff is recommending the use of a Construction Manager to provide the services necessary to design and construct the improvements that will allow staff to utilize the new building in an efficient and effective manner.

Executive Director Buchs said Camosy Construction has an existing working relationship with the Park District, as the firm conducted the property assessment and assisted staff in negotiating the purchase of the Egidi property. She gave a brief overview of the company's fee structure.

Commissioner Kurgan said he would like a walk-through of the building as soon as possible, and maybe even as part of the next meeting. Executive Director Buchs said she would schedule a tour as soon as she gets the keys to the building.

Commissioner Klumpp moved, seconded by Commissioner Stein, to authorize the Executive Director, on behalf of the Park District, upon closing of the purchase of subject property, to enter into a professional services agreement with Camosy Construction for construction management services relative to the adaptive reuse of the 245 Egidi Drive building for a fee not to exceed \$121,500 (\$82,125 for preconstruction phase + \$39,375 for construction phase), as outlined in the proposal dated April 11, 2011, and pending legal counsel's review of the AIA Standard Form Agreement.

**On the roll call, the vote was as follows:**

**AYE:** R. Rosen, C. Klumpp, J. Kolssak, B. Lichtenberger, M. Kurgan, S. Stein, K. Pecka

**NAY:** None

**ABSTAIN:** None

**ABSENT:** None

**Motion carried.**

### **Greater Wheeling Area Youth Outreach Partnership**

Director Wehby explained the Greater Wheeling Area Youth Outreach (GWAYO) organization has a long-standing history with the Park District and has rented space at the CRC in the past to

host after-school programs and activities that serve the Wheeling area residents. GWAYO has an opportunity to receive a program funding grant from United Way for the “Dream Maker’s Program.” For the program to be successful, dedicated facility space is needed. In exchange for use of the facility, GWAYO is offering room rental payments and Park District use of GWAYO’s items that will remain in the dedicated room. Director Wehby reviewed the partnership details and asked for Board support.

Commissioner Klumpp asked if the program would move forward if the grant is not received. Director Wehby said GWAYO staff would have to revisit the matter.

Commissioners were all very much in favor of the partnership.

### **St. Joseph the Worker Catholic Church – Request**

Executive Director Buchs outlined the request from St. Joseph the Worker Catholic Church regarding temporary use of the roadway connection, Monday through Friday, between the Church and Community Boulevard during the construction process of the new Church building.

Commissioners expressed their concerns regarding safety issues. They agreed to allow use of the Park District parking lot, but felt the Church should come up with a different plan for temporary access.

### **ComEd License Agreement**

Director Wehby explained ComEd has recently made changes to the licensing agreements for use of its property for the Garden Plot Program. Among these changes are an application fee of \$1,500 and an annual fee of \$500. Director Wehby said it is the opinion of staff that the timing of the notice from ComEd, coupled with the increased rules and regulations, makes this program unfeasible in its current form. Staff recommends canceling the 2011 garden plot season and engaging the current garden plot holders in researching alternatives. If a suitable location is found, a new Garden Plot Program can be started for 2012.

There was Board discussion wherein everyone agreed staff should try to find a new location that addresses safety, and has vehicular and water access. Commissioner Rosen also felt this information should be made public, and possibly involve the Citizens Utility Board (CUB), so people realize ComEd is not being a good neighbor.

## **FINANCE**

### **Treasurer’s Report**

Director Becker said there has been little consistency as to when the property taxes are actually collected and, as a result, budgeting for property tax receipts is difficult. He reported the District received in excess of \$46,000 for its share of the River Mill Development’s property tax increment for 2008 and 2009.

Director Becker gave a brief review of the funds.

**Voucher List 04B**

Commissioner Stein moved, seconded by Commissioner Rosen, to approve Voucher List 04B in the amount of \$340,584.14.

**On the roll call, the vote was as follows:**

**AYE:** M. Kurgan, S. Stein, R. Rosen, C. Klumpp, J. Kolssak, B. Lichtenberger, K. Pecka

**NAY:** None

**ABSTAIN:** None

**ABSENT:** None

**Motion carried.**

**STAFF REPORTS**

**Staff:** Director Wehby provided Commissioners with copies of the updated Major Projects Schedule.

Director Becker reported the District received rebates totaling \$67,000 from the Federal Government for the Build America Bonds.

Executive Director Buchs provided information about the elimination of funding for the OSLAD grants. IAPD is encouraging all park districts to meet and discuss this matter with their legislators. Commissioner Stein suggested sending a letter to the Governor from the Board. Executive Director Buchs said she will draft a letter for President Pecka's signature. Commissioner Klumpp suggested reminding the Governor of his enthusiasm for park districts two years ago.

Executive Director Buchs said May 10 is the final meeting of the Board year. On the agenda will be the swearing in of recently elected Commissioners, and goodbyes to Commissioner Kolssak who decided not to run for office again. The District's auditors will also be present at this meeting.

**WRITTEN COMMUNICATIONS**

President Pecka listed the written communications and asked that they be placed on file.

**VERBAL COMMUNICATIONS**

**Board:** Commissioner Rosen expressed his positive thoughts on getting more bicycle paths in the area and having them connect to the Lake County bike paths. He said he also enjoyed the recent golf insert in the newspaper.

Commissioner Stein also liked the golf insert and the fact that Golf Operations Manager Falkiner was quoted in it. She said she had fun at the Holiday Egg Hunt, and enjoyed being able to use WiFi at the Recreation Center this past week.

Commissioner Kurgan congratulated all the winners of the recent election and he commented there are always exciting projects going on in the Park District.

Commissioner Klumpp said she was recently in Edwardsville, Illinois, and the biking/walking paths are amazing there, and very well used – even in inclement weather. She commented that the new posters in the Administrative offices are wonderful.

Commissioner Kolssak congratulated Commissioner-elect Widmer on his recent election win, and said being a Commissioner for the Park District is a very rewarding job. He expressed his comments about the need for community events, particularly a demolition party.

Commissioner Lichtenberger said he enjoyed the golf flyer in the newspaper, and he had a good time at the Fish Fry event featuring the Wheeling Jazz Band.

President Pecka said he was glad to be on the Board with Commissioner Kolssak and is looking forward to working with Commissioner-elect Widmer.

**Citizens:**

Mr. Larson gave his comments regarding the golf flyer in the newspaper, and he thanked Recreation Services Manager McCalley for introducing the sport of Pickle Ball to the community.

Commissioner-elect Widmer congratulated the Commissioners who were recently elected, and said he is looking forward to working with the Board. He thanked Commissioner Kolssak for his years of service.

**EXECUTIVE SESSION**

At 9:58 p.m., Commissioner Kolssak moved, seconded by Commissioner Stein, to adjourn to Executive Session for the purpose of discussion of the purchase or lease of real property for the use of the District, including meetings held for the purpose of discussion whether a particular parcel should be acquired per 5 ILCS 120/2(c)(5), and discussion of pending, or probable and imminent litigation against, affecting or on behalf of the District per 5 ILCS 120/2(c)(11).

**On the roll call, the vote was as follows:**

**AYE:** C. Klumpp, J. Kolssak, B. Lichtenberger, M. Kurgan, S. Stein, R. Rosen, K. Pecka

**NAY:** None

**ABSTAIN:** None

**ABSENT:** None

**Motion carried.**

The regular meeting reconvened at 10:34 p.m. with the following persons present: C. Klumpp, J. Kolssak, B. Lichtenberger, M. Kurgan, S. Stein, R. Rosen, K. Pecka, J. Buchs, and M. Jendreas

**ACTION, IF ANY, ON MATTERS DISCUSSED IN EXECUTIVE SESSION – None**

Executive Director Buchs reminded Commissioners that the Economic Interest Statements are due to Cook County by May 1.

**ADJOURNMENT**

There being no further business, Commissioner Kolssak moved, seconded by Commissioner Lichtenberger, to adjourn the meeting at 10:35 p.m. The motion carried by unanimous voice vote.

Respectfully submitted,

Jan Buchs  
Secretary

Approved this 10<sup>th</sup> day of May, 2011  
Board of Commissioners  
Wheeling Park District