

MINUTES
Mundelein Park & Recreation District
Committee of the Whole
April 25, 2022

The Committee of the Whole meeting of the Board of Park Commissioners of the Mundelein Park & Recreation District, Mundelein, Lake County, Illinois, was called to order at 7:00 p.m.

Present were Commissioners DOLAN, KNUDSON, McGRATH, ORTEGA and President FRASIER.

Staff present included Executive Director SALSKI, Golf Operations Manager BROLLEY, Superintendent of Recreation LaPORTE, Marketing Manager LAWRENCE, Superintendent of Park and Facility Maintenance FOSTER and Superintendent of Business Services & Technology McINERNEY.

Executive Director SALSKI introduced Chris Funkhouser, Derrick Hoffman and Steve Bauer who represented D.R. Horton. Executive Director SALSKI shared the latest discussions regarding The Townes at Oak Creek and thanked D.R. Horton for working together. He mentioned D.R. Horton was accessible and understanding. He provided background on the differences of agreement language between Park District and D.R. Horton and stated the agreement in front of them was recommended by Attorney Adam Simon. Executive Director SALSKI outlined the differences in the initial draft submitted to Board last Thursday compared to the final agreement submitted to them during the day. He explained there were revisions to Section B-1 on page 3 and Section C-1 on page 5. He explained the main discussion was the verbiage to Sections 3 and 4 on page 3 regarding Phase 1 Environmental Assessment and Total Donation. Executive Director SALSKI stated it was important for the assessment especially with the gas station nearby and other unknowns. Commissioner DOLAN agreed. Executive Director SALSKI gave Derrick Hoffman an opportunity to present information.

Derrick Hoffman thanked the Mundelein Park & Recreation District and Executive Director SALSKI for due diligence. He discussed the importance of Phase 1 and explained D.R. Horton was very concerned with the current verbiage in the agreement and would be unable to fulfill the \$1,177,696 donation if Phase 1 was unreasonable. Mr. Hoffman mentioned D.R. Horton must construct the park regardless of the Mundelein Park & Recreation District. Therefore, D.R. Horton could not commit to constructing the park and paying the District impact fees. Mr. Hoffman stated an Environmental Study was completed before D.R. Horton considered the land as it was part of due diligence and hopeful the results would be positive.

Commissioner DOLAN acknowledged the challenges for both parties if Phase 1 was not reasonable.

President Frasier moved the Committee Meeting into the Regular Board Meeting at 7:30 p.m. seconded by Commissioner McGRATH. A voice vote was taken with all voting yes.

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Visitor: Chris Funkhouser, Derrick Hoffman, Steve Bauer

A handwritten signature in cursive script, appearing to read "Ron Saldin", written over a horizontal line.

Secretary

MINUTES
Mundelein Park & Recreation District
Regular Board Meeting
April 25, 2022

The Regular Board meeting of the Board of Park Commissioners of the Mundelein Park & Recreation District, Mundelein, Lake County, Illinois, was called to order at 7:30 p.m. by President FRASIER and he asked the assemblage to rise and recite the Pledge of Allegiance.

He then directed the secretary to call the roll. Present were Commissioners DOLAN, KNUDSON, McGRATH, ORTEGA and FRASIER.

Staff present included Executive Director SALSKI, Golf Operations Manager BROLLEY, Superintendent of Recreation LaPORTE, Marketing Manager LAWRENCE, Superintendent of Park and Facility Maintenance FOSTER and Superintendent of Business Services & Technology McINERNEY.

President FRASIER requested a motion to go back into the Committee of the Whole Meeting. Commissioner KNUDSON moved, seconded by Commissioner ORTEGA to go back into the Committee meeting. A voice vote was taken with all voting yes.

Commissioner DOLAN asked a question about how the permitting and Army Corps of Engineers would be involved. Mr. Funkhouser mentioned D.R. Horton works with the permitting and the Engineer was currently working with Army Corps. He stated the playground and parking lot are out of the floodway.

Executive Director SALSKI mentioned the other discussion was the parking lot and cost to construct. He stated it was not in the original plan and after further discussions with Village and D.R. Horton, a parking lot was an essential aspect of people visiting the park. Executive Director SALSKI stated it was a goal to find savings throughout the project to construct the parking lot. Commissioner DOLAN expressed the importance of having a parking lot especially with the dog park.

Commissioner KNUDSON asked about the timeline of the development and project. Mr. Hoffman stated the goal was to get rid of invasive species and expand the detention basin. Commissioner KNUDSON asked when does the donation go through or get built. He mentioned D.R. Horton would like the park to be built first for marketing purposes which could occur in 2024.

Executive Director SALSKI expressed appreciation and desire to work with D.R. Horton on this project.

Mr. Bauer thanked Executive Director SALSKI on his comments and recommended the Board not approve the Developer agreement and wait for the Phase 1 Environmental report. He mentioned D.R. Horton would not sign the Developer Agreement until after the report was received.

Executive Director SALSKI recommended the Board approve the Developer Agreement provided to them by the Attorney "as is," to make sure all details remain the same if Phase 1 report was favorable to the District. He stated it was his responsibility to protect the District with all agreements and Attorney and he highly recommend approving the Developer Agreement.

President FRASIER requested a motion to approve the final Park Donation Agreement with D.R. Horton for The Townes at Oak Creek as presented tonight by Executive Director SALSKI with Attorney approval. Commissioner DOLAN moved to approve the Developer Agreement as presented by Executive Director Salski seconded by Commissioner McGRATH. A roll call vote was taken with Commissioners DOLAN, McGRATH, KNUDSON, ORTEGA, and FRASIER voting yes.

President FRASIER requested a motion to approve Professional Consulting Services with JSD Architects for The Townes at Oak Creek with Reimbursement by D.R. Horton, Inc. Commissioner DOLAN moved to approve agreement with JSD Architects after Phase 1 Environmental Assessment was completed seconded by Commissioner McGRATH. A roll call vote was taken with Commissioners DOLAN, McGRATH, KNUDSON, ORTEGA, and FRASIER voting yes.

President FRASIER requested a motion to approve the minutes of April 11, 2022. Commissioner KNUDSEN moved to approve the minutes of the Committee Meeting, Regular and Executive Session Meetings from April 11, 2022, second by Commissioner ORTEGA. President FRASIER repeated the motion, asked if there were any additional corrections or additions. None were raised. A voice vote was taken with all voting yes.

President FRASIER read the Warrants needed to be approved. Commissioner DOLAN moved to approve Warrants 041322, 041522, 041822 and 042522 in the amount of \$275,722.75, second by Commissioner McGRATH. President FRASIER repeated the motion, asked if there were any questions. None were raised. A roll call vote was taken with Commissioners DOLAN, McGRATH, KNUDSON, ORTEGA, and FRASIER voting yes.

President FRASIER requested a motion for the financial report. Commissioner DOLAN moved to place the March Financial Report on file, second by Commissioner McGRATH. President FRASIER repeated the motion, asked if there were any questions. None were raised. A roll call was taken with Commissioners DOLAN, McGRATH, KNUDSON, ORTEGA, and FRASIER voting yes.

President FRASIER requested a motion to file the Police report. Commissioner DOLAN moved to place the March Police Report on file, second by Commissioner McGRATH. President

FRASIER repeated the motion, asked if there were any questions. A voice vote was taken with all voting yes.

President FRASIER stated there was a thank you note and IAPD pamphlet.

President FRASIER stated there was no old business.

President FRASIER requested a motion to approve Ordinance 22-04-01-O rejecting property in the Maple Hill First Resubdivision. Commissioner McGRATH moved to approve Ordinance 22-04-01-O seconded by Commissioner ORTEGA. Executive Director SALSKI stated how staff and he met with residents and Developer. He mentioned that he was not pleased with the response from K. Hovnanian and representatives. He recommended sending the land back to the Developer and requiring the Developer to deed specific land back to homeowners. President FRASIER asked if a letter was planned to be sent to the Homeowners. Executive Director SALKI stated he will send a letter. President FRASIER asked who would Executive Director SALSKI recommend homeowner's call. Executive Director SALSKI preferred the message come from him. A roll call vote was taken with Commissioners McGRATH, ORTEGA, DOLAN, KNUDSON and FRASIER voting yes.

President FRASIER requested a motion to approve health & fitness cycle bikes. Commissioner ORTEGA moved to approve the health and fitness bikes not to exceed \$37,000 seconded by Commissioner KNUDSON. A roll call vote was taken with Commissioners ORTEGA, KNUDSON, McGRATH, DOLAN and FRASIER voting yes.

President FRASIER asked Executive Director SALSKI if there were any staff reports. There were no reports for Executive Director SALSKI.

Manager BROLLEY reported the weather has not been cooperative. He mentioned that weather has produced a \$7,000 Sunday and 210 rounds on Saturday. He explained that he planned to request approval for 2023 golf carts in May because of delays. He mentioned staff was leaning towards Yamaha with a version called Quiet Cart. He explained the senior rate was developed in 2006. Commissioner DOLAN asked what does staff look for in a cart such as coolers, seed containers. Manager BROLLEY stated cart covers, sand bottle and USB ports are important. He was concerned with coolers getting stolen and bar has a good system. Manager BROLLEY mentioned pricing has gone up significantly and some vendor pricing was outrageously expensive. Commissioner McGRATH asked if golf carts were leased. Manager BROLLEY stated the carts were owned. Manager BROLLEY stated maintenance pricing remained stable.

Superintendent Foster reported the District found a vendor, Russo, to fix the hot tub but Russo was trying to find parts. He explained a pool audit was completed and due to the age, there was a time period when reinvesting should occur. He mentioned the ice rink had good use and 66 days of skating.

Superintendent LaPORTE reported participation was doing well and approaching 2019 numbers. He stated the increases have occurred in fitness, seniors and athletics. He mentioned the continued challenges with lifeguards and surprisingly, camp counselors. He explained Managers

were hiring 16-years of age. He mentioned brochures were released. Commissioner KNUDSON asked how many aquatic operations staff have been hired. Superintendent LaPORTE stated 65 were committed.

Superintendent McINERNEY reported the Auditor will be out on May 9. She explained the Management Letter will have a GASB comment. She acknowledged the GFOA achievement. She mentioned Performance Evaluations were completed. She stated the phone system project was slightly delayed and business and IT staff were getting set up for Barefoot Bay. Commissioner DOLAN asked if the District had leases. Superintendent McINERNEY mentioned copier, golf maintenance and Rush Physical Therapy. President FRASIER asked if Police were contacted with incident at open gym. Superintendent LaPORTE mentioned he broke up the fight and police were contacted. He said no charges were filed. Executive Director SALSKI stated a procedure was followed where Executive Director was informed and discussions occurred with Chief of Police.

Manager LAWRENCE reported the brochure was sent but challenges will continue with paper costs. She mentioned staff was reviewing options with the brochure. She mentioned staff testimonials via video have been sent to community. She explained a major lifeguard appeal campaign has occurred through Snap Chat and all other social media outlets. She stated a postcard was sent to Grand Dominion resulting in three Regent Center members.

Visitors: None.

There being no further business, Commissioner DOLAN moved to adjourn at 8:20 p.m. seconded by Commissioner McGRATH. A voice vote was taken with all voting yes.



Secretary