

**MINUTES**  
**Mundelein Park & Recreation District**  
**Committee of the Whole**  
**October 10, 2022**

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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 and Superintendent McINERNEY.

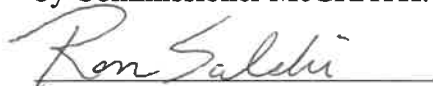
Executive Director SALSKI introduced Eric Anderson, Piper Sandler & Co. Executive Director SALSKI presented the proposed 2023 Capital Maintenance which was anticipated to be included in the 2023 Budget. He mentioned it was broken into a first and second priority. He recommended budgeting for both priorities but expending funds on the first priority and determine through the budget year whether second priority would be feasible. Commissioner KNUDSON asked if the total expense was accurate. Executive Director SALSKI stated it was. Commissioner DOLAN asked Superintendent McINERNEY if it was the same number within the five-year forecast. She stated it was exactly the same. Commissioner KNUDSON asked if the total expense was expected each year. Executive Director SALSKI stated it was planned due to the number of assets and age. Commissioner McGRATH asked if there were preventative maintenance items within each year. Executive Director SALSKI stated there were expenses mostly to what needs to get replaced but staff was attempting to be proactive with specific assets such as HVAC. He mentioned the Inclusive Playground project could be removed from the spreadsheet as it would mostly be a fundraising and/or donation project. Commissioner ORTEGA asked about the differences with vehicle costs in each priority and why different costs. Executive Director SALSKI explained there were two different size vehicles.

Executive Director SALSKI explained the importance of discussing the 2022 Tax Levy and CPI five-percent increase. He mentioned the importance of discussing as the 2023 Budget included the tax levy CPI five-percent increase. He stated there was a survey of ten Districts determining whether to approve the five-percent increase. Nine were planning to approve the full amount and one agency was still discussing. Commissioner DOLAN asked what the impact would be to residents. Mr. Anderson mentioned it would be an estimated \$17 per \$300,000 home value in 2023. Commissioner DOLAN explained that there are various district-wide budget challenges and approving the 2022 Tax Levy would benefit the District's minimum wage, utilities, fuel and other significant increases. Mr. Anderson stated the 2023 Tax Levy was anticipated to be five-percent as well. Board Members agreed to include the 2022 Tax Levy CPI five percent in the 2023 Budget.

Executive Director SALSKI provided reasons for a potential non-referendum debt issuance specifically for capital maintenance. He addressed his concerns for funding capital maintenance due to operational expenses increasing dramatically such as minimum wage, fuel, utilities, technology and more. He outlined six options and recommended Superintendent McINERNEY recommended Option 3C due to the amount of capital maintenance needs. Commissioner DOLAN stated his concerns for extending the debt into future years for future board members. Board Members agreed. Commissioner McGRATH stated it was important to fund the Capital Maintenance. Board Members agreed to continue the discussion in the Regular Board Meeting.

Visitors: Ron Greenberg and Eric Anderson.

There being no further business, Commissioner DOLAN moved to adjourn at 7:29 p.m. second by Commissioner McGRATH. A voice vote was taken with all voting yes.

  
Secretary

**MINUTES**  
**Mundelein Park & Recreation District**  
**Regular Board Meeting**  
**October 10, 2022**

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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 and Superintendent McInerney.

Visitors: Ron Greenberg, Eric Anderson

President FRASIER requested a motion to approve the minutes of September 26, 2022. Commissioner McGRATH moved to approve the minutes of the Committee Meeting, Regular Meeting and Executive Session from September 26, 2022, second by Commissioner DOLAN. 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 KNUDSON moved to approve Warrants 093022, 100322, 100422, 100522 and 101022 in the amount of \$437,146.51 second by Commissioner ORTEGA. President FRASIER repeated the motion, asked if there were any questions. None were raised. A roll call vote was taken with Commissioners KNUDSON, ORTEGA, DOLAN, McGRATH and FRASIER voting yes.

President FRASIER stated no correspondence was included.

President FRASIER stated he wanted to continue the discussion about non-referendum debt issuance under old business. Commissioner DOLAN had questions about two different percentages used. Mr. Anderson clarified and mentioned the sheet was incorrect as it should be five percentage on both documents. Commissioner DOLAN was concerned future board members would be on the hook for the debt. Mr. Anderson suggested there were options to lessen the impact on future Board Members but agreed there would be an impact. He suggested another meeting to share a presentation and additional options based on the Board's feedback. Commissioner KNUDSON asked about the impact to residents for issuing debt. Mr. Anderson stated it was an estimated \$13 per \$300,000 home value. Board Members suggested Executive Director provide information in the seasonal brochure within the Executive Director letter, so residents are informed about the Board's anticipated approval of the increase of CPI five-percent for 2022 Tax Levy.

President FRASIER stated there was new business.

President FRASIER requested a motion for approval of Safety Policy. Commissioner ORTEGA moved to approve Safety Policy, second by Commissioner KNUDSON. President FRASIER repeated the motion, asked if there were any additional corrections or additions. Executive Director SALSKI thanked Commissioner ORTEGA for providing input and approach to the Safety Manual by including a more concise policy. He appreciated Commissioner ORTEGA suggesting most of the information was considered procedures. Board Members thanked Commissioner ORTEGA. A roll call vote was taken to approve Safety Policy with Commissioners ORTEGA, KNUDSON, DOLAN, McGRATH and FRASIER voting yes.

President FRASIER requested a motion for rejection of Community Center Watermain Service Replacement Bids. Commissioner DOLAN moved to reject the Community Center Watermain Service Replacement Bids, second by Commissioner McGRATH. President FRASIER repeated the motion, asked if there were any additional corrections or additions. A roll call vote was taken to reject the Community Center Watermain Service Replacement Bids with Commissioners DOLAN, McGRATH, KNUDSON, ORTEGA and FRASIER voting yes.

President FRASIER requested a motion for approval of Intergovernmental Agreement with Village of Mundelein. Commissioner KNUDSON moved to approve of Intergovernmental Agreement with Village of Mundelein, second by Commissioner McGRATH. President FRASIER repeated the motion, asked if there were any additional corrections or additions. Executive Director SALSKI thanked the Village of Mundelein staff for being creative with a District project. Commissioner KNUDSON asked about the process for contacting Village and what was the savings. Executive Director SALSKI stated he contacted Village staff to check on ideas and the conversation turned into an opportunity. He stated the savings was an estimated \$60,000 to \$70,000 by utilizing the Village. President FRASIER thanked the Village for saving the District expenses. A roll call vote was taken to reject the Community Center Watermain Service Replacement Bids with Commissioners KNUDSON, McGRATH, DOLAN, ORTEGA and FRASIER voting yes.

President Frasier asked for staff reports and none were provided.

President FRASIER asked if there were any visitors wishing to comment. None were provided.

There being no further business, Commissioner KNUDSON moved to adjourn at 8:05 p.m. seconded by Commissioner ORTEGA. A voice vote was taken with all voting yes.

  
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Secretary