

MINUTES
Mundelein Park & Recreation District
Committee of the Whole
June 10, 2024

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 BURTON, FRASIER, ORTEGA, McGRATH, and President KNUDSON.

Staff present: Executive Director SALSKI.

Visitor present: Alex Kozionnyi

Executive Director SALSKI introduced Alex Kozionnyi, resident of Mundelein, to the Board. He provided background to the board's discussion during the decisions about Maple Hill Developer Agreement. He explained that the Board decided not to sell land to individual homeowners since a large majority of residents were not interested in purchasing land. Therefore, the District decided to move forward with accepting the original agreement with the developer. Mr. Kozionnyi had expressed an interest in purchasing the land beyond his lot line from the District. He intended to build a second terrace to support landscaping, provide more space and enhance the appearance of the slope. Mr. Kozionnyi presented the drawings of his plan. Commissioner McGRATH asked if this would set a precedent for the rest of the District and how would other residents in the same development or District feel if the Board approved. Mr. Kozionnyi explained how other residents didn't want to purchase property because property taxes would increase. Executive Director SALSKI said it would set a precedent from what he knows of the District's history. Long-standing Board Members agreed and didn't recall selling land to residents. Commissioner BURTON asked if there were any encroachment concerns in the neighborhood and she would be open-minded if the house was at a different location such as a corner lot. Executive Director SALSKI stated he was not aware of and didn't observe any encroachment concerns. He said that residents may have planted trees when the developer owned the land. Commissioner BURTON asked if Executive Director SALSKI contacted other Districts on an approach. He said that he did not contact other agencies as he approached it as a board philosophical decision to sell land. Commissioner FRASIER was concerned with piecemealing land. Commissioner ORTEGA stated it was not equal to others and concerned. Commissioner FRASIER asked if the District could lease, license, or make an easement agreement. Executive Director SALSKI stated that he has worked on an easement agreement in prior work experience. He said that he would contact the Attorney for the pros and cons and share any information at the next meeting. President KNUDSON asked about publishing in the newspaper. Executive Director SALSKI stated there was a process to inform the public and yes, the District would be required to advertise. He has worked with other communities that were against selling District land and wasn't sure how the Mundelein community would respond. The Board thanked Mr. Kozionnyi for his request and Executive Director SALSKI would get back to him.

Executive Director SALSKI presented the proposed Comprehensive Master Plan revisions and additions. He went through each one and explained the reasons. Board Members asked questions about the Spray Park revisions. Executive Director SALSKI explained the expense involved in the Spray Park as the District spent \$100,000 on water repairs. Commissioner BURTON asked if the water was being recycled. Executive Director SALSKI was confident it was but would confirm. Commissioner BURTON said it might be cheaper if it was not recycled. Executive Director SALSKI suggested a more comprehensive discussion and whether the Board views it as a community service. He stated it does require a lot of expense. Commissioner FRASIER stated that the District hasn't charged in prior years. Executive Director SALSKI stated the District did charge prior to COVID.

President KNUDSON asked if there were topics from the Regular Meeting agenda to discuss.

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

A handwritten signature in cursive script, appearing to read "Ron Salski", written in dark ink.

Secretary

MINUTES
Mundelein Park & Recreation District
Regular Board Meeting
June 10, 2024

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 KNUDSON 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 BURTON, FRASIER, McGRATH, ORTEGA, and President KNUDSON.

Staff present was Executive Director SALSKI.

Visitors: None.

President KNUDSON requested a motion to approve the minutes of the Committee and Regular meetings on May 20, 2024. Commissioner BURTON moved to approve the minutes of the Committee and Regular meetings on May 20, 2024, second by Commissioner ORTEGA. President KNUDSON repeated the motion, asked if there were any corrections or additions. None were raised. A voice vote was taken with all voting yes.

President KNUDSON read the Warrants needed to be approved. Commissioner McGRATH moved to approve Warrants: 052424, 052524, 060424, 060524, 060724 and 061024 = \$970,344.30 second by Commissioner ORTEGA. President KNUDSON repeated the motion, asked if there were any questions. A roll call vote was taken with Commissioners McGRATH, ORTEGA, BURTON, FRASIER and President KNUDSON voting yes.

Executive Director SALSKI presented an email from a resident giving feedback about Maurice Noll Park. The resident commented that she was happy to see adults and children actively playing basketball and pickleball in the park. She expressed her gratitude for “not giving up on this park.” Executive Director SALSKI mentioned it was one of the most gratifying feedback items ever received, which was why he got into the industry. He thanked the Board for continuing to invest in the park system and there were rewards with capital improvements and trends when done the right way.

President KNUDSON stated there was no Old Business.

President FRASIER requested a motion to approve 23-13749 Kracklauer Park Bid. Commissioner ORTEGA moved to approve 23-13749 Kracklauer Park Bid, second by Commissioner BURTON. President KNUDSON repeated the motion, asked if there were any questions. Commissioners were concerned about the disparity in bids. Executive Director SALSKI mentioned his phone call with the contractor and shared his answers. President KNUDSON asked the difference with contingencies as he has seen staff recommend 10%, 15%, and 20% on projects. Executive Director SALSKI said there were no guidelines and recommended a percentage based on whether the project may require more work pending construction below grade. He felt it was the middle of the road percentage. Commissioner ORTEGA asked about the overall cost related to budget. He said the District would be under budget and expected to complete the outside bathrooms at Kracklauer Dance Studio. Commissioners asked about the bathrooms. President KNUDSON asked about his conversation with Executive Director SALSKI and initial concerns of the bids. Executive Director SALSKI agreed that he was very concerned about the discrepancy and after the phone call there were many subcontractors who had positive references. Commissioner McGRATH said it was up to the staff to make sure more attention would be given. A roll call vote was taken with Commissioners ORTEGA, BURTON, FRASIER, McGRATH, and President KNUDSON voting yes.

President KNUDSON requested a motion to approve Semi-Annual Review of Closed Session Minutes – Resolution 24-06-01-R. Commissioner ORTEGA moved to approve Semi-Annual Review of Closed Session Minutes – Resolution 24-06-01-R, second by Commissioner McGRATH. President KNUDSON repeated the motion, asked if there were any questions. Executive Director SALSKI explained the format looked different as he worked with the Attorney to revise. The Attorney suggested revising to make sure to destroy recordings from 18 months ago. A roll call vote was taken with Commissioners ORTEGA, McGRATH, BURTON, FRASIER, and President KNUDSON voting yes.

There being no further business, Commissioner FRASIER moved to adjourn at 8:00 p.m. seconded by Commissioner ORTEGA. A voice vote was taken with all voting yes.



Secretary