

**MINUTES**  
**Mundelein Park & Recreation District**  
**Committee of the Whole**  
**October 14, 2024**

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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.

President KNUDSON directed the Secretary to call the roll. Present were Commissioners BURTON, FRASIER, McGRATH, ORTEGA, and President KNUDSON.

Staff present: Executive Director SALSKI and Director KARL.

Visitors: Ron Greenberg, Mike Warner

President KNUDSON asked if any visitors wanted to make a comment. None were made.

Executive Director SALSKI updated the Board that Dr. Kevin Myers was unable to present any referendum information due to an emergency. The Board understood. Executive Director SALSKI stated he would forward the presentation.

President KNUDSON asked Executive Director SALSKI to introduce the next agenda topic, Wetland Mitigation Banking, and explained it met an objective of beautifying open space with the benefits of additional revenue. Executive Director Salski introduced Mike Warner, who is a consultant with Gewalt Hamilton. He reminded the Board that the topic was included in the Financial Sustainability Plan. He mentioned the importance of attending state and national conferences, which was how he learned about the topic. He believed Mundelein was an ideal agency to evaluate opportunities. Mr. WARNER provided a background in his experience with Lake County Stormwater Management. He explained that he was part of 11 of 14 wetland banks which enhanced his knowledge and experience. He said 12 banks have sold out. He utilized a power point presentation and went through each slide. He stated wetland mitigation banking was a complex process especially with U.S. Army Corps versus Lake County due to the many processes. He started by discussing opportunities with District land adjacent to Clearbrook Park. He showed a concept and shared the park had an opportunity for 8.97 credits with the potential for slightly more in the tableland area. He mentioned it was a difficult site to access but residents may be favorable as the project would decrease flooding issues. Next, he spent significant time explaining Wilderness Park opportunities. He said there was a Village Right of Way that would require the District requesting the Village to vacate at its own expense. Commissioner ORTEGA asked how many acres Wilderness were. Mr. WARNER stated close to 17 acres which would include the right of way. He said Wilderness had an estimated 6.93 credits but there were opportunities for slightly more. He explained the Geotube and showed an example via video. He said Executive Director SALSKI and he met with Lake County about Wilderness to make sure it was a viable option or not. Commissioner ORTEGA asked what Geotube was made of. Mr. WARNER said it was a cloth like silt fence. Mr. WARNER said there were opportunities to capture more credits as the design was just a concept. He said construction drawings would allow for more specific opportunities to capture credits. Commissioner KNUDSON asked what needed to be done to turn an area into wetlands. Mr. WARNER explained it required clearing the site which would not impact the root system. He said the spoils could go on the tableland or another location. He said for Wilderness Park the project may require spoils which can come from another source. Executive Director SALSKI stated the west channel in Diamond Lake would be an option. Mr. WARNER stopped his presentation so the Board could adjourn the meeting.

President KNUDSON stated the Wetland Mitigation Banking discussion would occur in Old Business in the Regular Board meeting.

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

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

Secretary

**MINUTES**  
**Mundelein Park & Recreation District**  
**Regular Board Meeting**  
**October 14, 2024**

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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 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 were Executive Director SALSKE and Director KARL.

Visitors present were Ron Greenberg and Mike Warner.

President KNUDSON asked if the visitors wanted to make a comment. None were made.

President KNUDSON requested a motion to approve the minutes of the Local Government Efficiency Committee, Committee and Regular meetings on September 30, 2024. Commissioner ORTEGA moved to approve the minutes of the Local Government Efficiency Committee, Committee and Regular meetings on September 30, 2024, second by Commissioner BURTON. 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: 092924, 100424, 100824, 101124 and 101424 = \$497,540.34 second by Commissioner FRASIER. President KNUDSON repeated the motion, asked if there were any questions. None were raised. A roll call vote was taken with Commissioners McGRATH, FRASIER, BURTON, ORTEGA, and President KNUDSON voting yes.

President KNUDSON asked if there was any correspondence. Executive Director SALSKE stated there was none.

President KNUDSON stated the Wetland Mitigation Banking discussion could continue under Old Business. Mr. WARNER discussed Keith Mione wetland area and believed the costs outweighed the benefits. He explained that a floating bridge/walking board walk would enhance the area. He said the costs may outweigh construction and maintenance. Executive Director SALSKE suggested including it in the Master Plan. Mr. WARNER discussed the slide with potential credit and revenue while explaining the expenses. He mentioned the cheapest credits have gone for \$130,000. Commissioner KNUDSON asked how much an agency would pay upfront. Mr. WARNER said the bank permit fee and soft costs such as design. Executive Director SALSKE said the county would release thirty-percent of the revenue in order to pay some of the costs. Commissioner BURTON asked how the county sets the market value. Mr. WARNER stated the Stormwater Management Commission publishes the value and just did. Commissioner ORTEGA asked if construction costs were increasing. Mr. WARNER included a larger contingency to factor in the increasing costs. He mentioned cost increases at a minimal level of 1% per year. Commissioner KNUDSON asked if there was a need for Wetlands.

Mr. WARNER said that credits were usually sold within a year. Commissioner ORTEGA asked how the agency would maximize wetland creation. Mr. WARNER said Phase 1 would be very important. Commissioner BURTON asked the length of time for the design process. Mr. WARNER explained the District would apply immediately and then the consultant would take six months. President KNUDSON asked individual Board Members for feedback. Commissioner McGRATH had concerns about whether the residents weren't supportive. Executive Director SALSKI stated he would be front and center of the project and express the benefits of flood control, fishing habitat enhancements and much more. He said the District received a lot of complaints about the cattails and phragmites at both parks. The other Board Members were supportive of including in the budget. Executive Director SALSKI stated he would include a separate line item for approval on a future meeting date in case Board Members had concerns. Executive Director SALSKI asked if Construction Administration was included. Mr. WARNER stated he didn't believe it was included and would send an estimate. Executive Director SALSKI reminded the Board that there was more opportunity for credit in each park and the District would set the price.

President KNUDSON asked to move forward with the next agenda topic, 2025 Proposed Capital Maintenance. Staff went through each item and explained reasons for each budgeted expense. Commissioner BURTON had a question about the truck and uses. President KNUDSON asked about the cost of flooring. Director BERG explained it would be \$120,000. Director BERG spent time explaining the improvements to the Health and Fitness Center and Locker Rooms. Executive Director SALSKI explained the lockers were an issue. Commissioner BURTON stated the lockers were fine. Director BERG clarified by stating the lockers were in good condition, but the lock system was an issue.

President KNUDSON stated it was time to discuss New Business.

President KNUDSON requested a motion to approve the Board Policy Manual Amendments. Commissioner McGRATH moved to approve the Board Policy Manual Amendments, second by Commissioner BURTON. President KNUDSON repeated the motion, asked if there were any corrections or additions. None were raised. A roll call vote was taken with Commissioners McGRATH, BURTON, FRASIER, ORTEGA, and President KNUDSON voting yes.

President KNUDSON requested a motion to approve Ordinance 24-10-01-O – An Ordinance Regulating the Use of Power-Driven Mobility Devices Other Than Wheelchairs. Commissioner ORTEGA moved to approve Ordinance 24-10-01-O – An Ordinance Regulating the Use of Power-Driven Mobility Devices Other Than Wheelchairs, second by Commissioner McGRATH. President KNUDSON repeated the motion, asked if there were any corrections or additions. None were raised. A roll call vote was taken with Commissioners ORTEGA, McGRATH, BURTON, FRASIER, and President KNUDSON voting yes.

President KNUDSON requested a motion to approve Ordinance 24-10-02-O – An Ordinance Regulating the Use of Micromobility Devices. Commissioner BURTON moved to approve Ordinance 24-10-02-O – An Ordinance Regulating the Use of Micromobility Devices, second by Commissioner McGRATH. President KNUDSON repeated the motion, asked if there were any corrections or additions. Executive Director SALSKI stated the extra language was included for ADA purposes. A roll call vote was taken with Commissioners BURTON, McGRATH, FRASIER, ORTEGA, and President KNUDSON voting yes.

President KNUDSON requested a motion to approve Rules and Regulations – Amendments – Policy 2.15, 2.16 and 5.28. Board Members didn't agree with the language. Executive Director SALSKI suggested tabling the discussion so he can provide feedback to the Attorney. Commissioner FRASIER moved to table the discussion, second by Commissioner ORTEGA. President KNUDSON repeated the motion, asked if there were any corrections or additions. None were raised. A roll call vote was taken with Commissioners FRASIER, ORTEGA, BURTON, McGRATH, and President KNUDSON voting yes.

President KNUDSON asked if there was any Board Business. None were provided.

President KNUDSON asked if there were any staff reports. Director KARL mentioned the gaming machines were operating.

There being no further business, Commissioner FRASIER moved to adjourn at 9:21 p.m. seconded by Commissioner ORTEGA. A voice vote was taken with all voting yes.



Secretary