

MINUTES
Mundelein Park & Recreation District
Committee of the Whole
January 27, 2025

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.

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

Staff present included Executive Director SALSKI, Director BERG, Director FOSTER, Director KARL, Director LAWRENCE and Director McINERNEY.

Visitor(s): Ron Greenberg and Mike Warner.

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

Executive Director SALSKI explained that Mike Warner, Gewalt Hamilton Associates, Inc. Consultant, was present to continue the discussion of Wetland Mitigation Banking potential project. Mr. Warner stated he updated the slide deck and once again, he explained what Wetland Banking was for. He defined the regions for Wetland Banks. He said Gewalt Hamilton and Executive Director SALSKI met with Stormwater Management Commission (SMC). He explained it was important to have a buffer around the bank which both sites meet the guidelines. He said if the Board approves, an environmental survey will need to be completed along with a drain-tile study. Mr. Warner stated that he may ask SMC to waive a drain tile study at Wilderness Park. He presented Clearbrook and Wilderness Parks may be able to obtain more Wetland Creation credits during the construction document phase. He presented the estimates and explained the surety bond and permit fees. He said it was a complicated project as it was a plan within a plan/project and would be multiple layers. He stated there were 11 Wetland Banks in the County. President KNUDSON asked how many banks were left. Mr. Warner stated one Wetland Bank was left, allowing for a good opportunity for the District. Commissioner BURTON asked how much the current bank was going for. Mr. Warner said \$150,000. Commissioner McGRATH asked if the bank was sellable at the project bid timeframe. Mr. Warner explained that the District could sell at whatever price, must do accounting and sell over 5-10 years. Commissioner McGRATH asked if it was like a live project. He asked if the District would be selling land if it would decrease the overall acreage. Mr. Warner explained the District was not selling and would not reduce the acreage. He mentioned there would be language attached to the title. Commissioner ORTEGA mentioned there were many moving parts and what would be potential hiccups to increase development. Mr. Warner explained it would be the depth of the Wilderness pond and sediment. Commissioner McGRATH stated another downside was the annual maintenance upkeep. President KNUDSON stated the discussion would occur under Old Business in the Regular Board Meeting.

There being no further business, Commissioner FRASIER moved to adjourn at 7:30 p.m. second by Commissioner McGRATH. A voice vote was taken with all voting yes.



Secretary

MINUTES
Mundelein Park & Recreation District
Regular Board Meeting
January 27, 2025

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 included Executive Director SALSKI, Director FOSTER, Director KARL, Director LAWRENCE, Director BERG, and Director McINERNEY.

Visitor(s): Ron Greenberg and Mike Warner.

President KNUDSON asked if the visitors wanted to make a comment. There were none.

President KNUDSON requested a motion to approve the minutes of January 13, 2025. Commissioner BURTON moved to approve the minutes of the Committee Meeting, Regular Meeting and Executive Session from January 13, 2025, second by Commissioner McGRATH. President KNUDSON 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 KNUDSON read the Warrants needed to be approved. Commissioner FRASIER moved to approve Warrants: 011725, 012125 and 012725 = \$358,857.04 second by Commissioner ORTEGA. President KNUDSON repeated the motion, asked if there were any questions. Commissioner BURTON had a question about the fire suppression and VGB Grates invoices. She asked why the District didn't need to replace the entire center. Director FOSTER mentioned there were many heads that were recalled. He said all the VGB Grates were on different timeframes. Commissioner ORTEGA asked about a refund and how does staff avoid duplicate entries such as page 3. Director BERG said he would get back to Commissioner ORTEGA. A roll call vote was taken with Commissioners FRASIER, ORTEGA, BURTON, McGRATH, and President KNUDSON voting yes.

President KNUDSON asked for an approval of December Financial Report. Commissioner McGRATH moved to place the December Financial Report on file, second by Commissioner BURTON. President KNUDSON repeated the motion and asked if there were any questions. A roll call vote was taken with Commissioners McGRATH, BURTON, FRASIER, ORTEGA, and President KNUDSON voting yes.

President KNUDSON requested a motion to file the December Police Report. Commissioner ORTEGA moved to place the December Police Report on file, second by Commissioner FRASIER. President KNUDSON repeated the motion and asked if there were any questions. None were raised. A roll call vote was taken with Commissioners ORTEGA, FRASIER, BURTON, McGRATH and President KNUDSON voting yes.

President KNUDSON stated there was no Correspondence.

President KNUDSON continued the discussion of the Gewalt Hamilton Associates, Inc Wetland Mitigation Banking. Mr. Warner explained the District would hire a contractor to manage the property and costs were part of the estimates. Commissioner McGRATH mentioned the concerns about the cost of business after five years. Mr. Warner said the costs should go down because the planting would be managed properly in the first five years. Commissioner BURTON asked if there were requirements for SMC and maintenance. Mr. Warner said there were requirements. President KNUDSON asked if it was realistic to go on the market in November and sell. Commissioner McGRATH said that the timeline requires the District to sell. Mr. Warner said the District can wait to sell credit as there was a three-year window for construction. Board Members thanked Mr. Warner for the detailed discussions.

President KNUDSON requested a motion for approval Wetland Mitigation Banking for Clearbrook and Wilderness Parks with Gewalt Hamilton Associates, Inc. Agreement. Commissioner ORTEGA moved to approve of the Wetland Mitigation Banking for Clearbrook and Wilderness Parks agreement with Gewalt Hamilton Associates, Inc. with Attorney and Executive Director SALSKI approval second by Commissioner McGRATH. President KNUDSON repeated the motion, asked if there were any questions. A roll call vote was taken with Commissioners ORTEGA, McGRATH, BURTON, FRASIER, and President KNUDSON voting yes.

President KNUDSON requested a motion for approval of Purchase of a Ford F450 Truck through the State of Illinois Joint Purchasing Contract. Commissioner BURTON moved to approve the Purchase of a Ford F450 Truck through the State of Illinois Joint Purchasing Contract second by Commissioner McGRATH. President KNUDSON repeated the motion, asked if there were any questions. A roll call vote was taken with Commissioners BURTON, McGRATH, FRASIER, ORTEGA, and President KNUDSON voting yes.

President KNUDSON requested a motion for approval of Purchase of Two Kubota ZD1211-3-60 Zero Turn Riding Lawn Mowers through the Sourcewell Joint Purchasing Contract. Commissioner ORTEGA moved to approve Purchase of Two Kubota ZD1211-3-60 Zero Turn Riding Lawn Mowers through the Sourcewell Joint Purchasing Contract second by Commissioner FRASIER. President KNUDSON repeated the motion, asked if there were any questions. Commissioner McGRATH asked if the District planned to go to electric soon. Director FOSTER stated a major concern was efficiency and battery life. He said it would slow operations significantly causing more complaints. A roll call vote was taken with Commissioners ORTEGA, FRASIER, BURTON, McGRATH, and President KNUDSON voting yes.

President KNUDSON asked if there was any Board Business. There was none.

President KNUDSON asked to continue with staff reports. Executive Director SALSКИ mentioned the Legislative Breakfast date and he sent a rsvp on behalf of the Board Members. He explained the goals and objectives and a software installation delayed many projects. He said that he could provide less goals and objectives and achieve 100%. He said the importance was established goals and objectives and achieve as best as possible. Board Members agreed. Executive Director SALSКИ mentioned that he received notice Senator McConchie was resigning. He thanked the Department of Business Services & Technology for generating excitement at the Employee Recognition event. He mentioned that Kracklauer Dance Studio does not have hand dryers as asked by Commissioner BURTON.

Director KARL explained 2024 was a record high in all areas. He said staff have been creating more programming for simulators. Commissioner ORTEGA asked how staff will create more activities in the clubhouse and how will it increase funds. Director KARL explained marketing was essential. He explained a new State Law requiring golf clubs to charge sales tax on golf carts and any operation that leases or rents out equipment such as kayaks and paddle boats. He said there was more research and would share the final approach with the Board.

Director FOSTER mentioned staff split one large storage space into two staff offices. He said staff completed the Regent Center dance floor in-house. He said staff have been interviewing for various positions and moving in a good direction. He said Poul's Nursery donated 12 trees which would get planted at Hickory Park. Commissioner ORTEGA asked how staff recognized Poul's Nursery. Director FOSTER said the company was recognized on Facebook. Director FOSTER said ice skating was going well. Commissioner McGRATH asked about the thickness of ice. Director FOSTER said it was 14 inches and if it gets too thick, it may cause issues with the coils.

Director BERG stated the Health and Fitness Center improvements would occur in February. He said staff have coordinated Barefoot Bay training with Fire and Police. He mentioned Diamond Lake Recreation Center was expected to have early voting and staff became aware of grants to improve the facilities during the discussions. He explained a grant funding project with Diamond Lake School District and the opportunity to operate a program for children with full reimbursement of costs. He said the Affiliates would be giving updates to the Board on February 10. He explained there was a new program being introduced, Ice Jug Curling. He said the staff was working with Tonality as a sponsor. He explained the indoor pool lesson capacity looked like a decrease but there were more available times than prior years. Director BERG explained the opportunities for growth with the new positions. President KNUDSON said it looked like the department was moving forward.

Director McINERNEY stated the Audit Fieldwork finished and went well. She said Scott Schleiden did an excellent job with reducing properties not indicated as tax exempt. Commissioner BURTON said it was a tedious process and sometimes not worth the small dollars. Director McINERNEY said the Bond Ordinance approval would be on February 10. She said the Debt Service Fund was \$189,000. She said it would be a little different process than previously stated for a variety of reasons. She said there would be an Abatement Ordinance for \$189,000 and use it to pay for the other Bond Ordinance. She said it was the same bottom line. She said Human Resources was busy assisting with hiring and the collective bargaining contract deadline was April 1. She said performance evaluations would be taking place soon and merit increases would be administered by May 1. She stated there were new cameras in the parks where the park does not have a network. She said certain parks don't have a network and they gave the District more than the 30-day trial due to some camera defects. Commissioner McGRATH asked if the cameras were hard wired in buildings. Director McINERNEY said buildings were hard-wired but not certain parks. Commissioner FRASIER asked if signs were posted. Director McINERNEY said signs were posted. She presented the Emergency Flip Book that would get placed in every room or office. President KNUDSON asked if all the vacancies were normal. Director McINERNEY said it was an unusual year due to the realignment.

Director LAWRENCE said the Pay the Day marketing campaign generated over 100 new members. She explained that the website and Active Net were getting aligned. Commissioner McGRATH asked if it was real time information. Director LAWRENCE said it would enhance the user experience. She showed the Board a scratch off card for new residents that the Police Department would hand out. Commissioner BURTON asked if the District had gone an entire year without printing a brochure. Director LAWRENCE said yes. Commissioner ORTEGA asked what impressions she anticipated. Director LAWRENCE said she was happy with registration and clicks and downloads were important.

President KNUDSON acknowledged the service anniversaries of Cheri Rehor 23 years, Marcus Kivisto 12 years and Tina Brewer 1 year.

There being no further business, Commissioner ORTEGA moved to adjourn at 8:26 p.m. seconded by Commissioner FRASIER. A voice vote was taken with all voting yes.



Secretary