

**LAKE BLUFF PARK DISTRICT
BOARD OF COMMISSIONERS
MINUTES OF REGULAR BOARD MEETING
SEPTEMBER 19, 2022**

The Regular Meeting of the Board of Commissioners of the Lake Bluff Park District, Lake County, Illinois, was held at the Lake Bluff Park District Recreation Center, 355 W. Washington Avenue, Lake Bluff, Illinois.

The meeting was called to order at 6:30 p.m. by President Beeler.

The following Commissioners were present when the roll was called: P. Greenfield, E. Lane, S. Raymoure, A. Rieder, N. Walsh, and J. Beeler.

Commissioner S. Weber was absent.

Staff members present were John Bealer, Executive Director; Noah Mach, Superintendent of Park & Facility Maintenance; Wolf Peddinghaus, Superintendent of Business Services; Jim Lakeman, Superintendent of Recreation, Facility and Safety Services; Micah Kamin, Facility Maintenance Services Manager; Jeff Spillman, Communications and Promotions Manager; and Marcia Jendreas, Recording Secretary.

Residents present were: John Ryan, McCamie Cole, Constance McCabe, Paul Dunlop, Cheryl Becker, and Sandy Hart.

Also present was Sharon Osterby from Lake County Stormwater Management Commission (SMC).

Approval of Agenda

Commissioner Greenfield moved, seconded by Commissioner Lane, to approve the September 19, 2022 Agenda as submitted.

On the roll call, the vote was as follows:

AYE: P. Greenfield, E. Lane, S. Raymoure, A. Rieder, N. Walsh, J. Beeler

NAY: None

ABSTAIN: None

ABSENT: S. Weber

Motion carried.

Statement of Visitors

Regular Board Meeting of September 19, 2022

President Beeler stated that Citizens are provided an opportunity to address the Board regarding items not included under unfinished or continuing business and/or new business/action items, and there shall be a three-minute time limit per citizen.

Sharon Osterby identified herself as a Certified Flood Plain Manager and Water Resource Professional with the Lake County Stormwater Management Commission. She advised that the Route 41 stormwater project was submitted for FEMA grant funding and the project also has financial support from IDOT, the City of North Chicago, and SMC. She noted that the final scope of work submitted to FEMA in August was modified to exclude the compensatory storage which was originally proposed on the Lake Bluff Golf Course property because the Lake Bluff Park District did not provide a non-binding letter of intent for the project. Ms. Osterby explained that the modified scope of work proposed includes the installation of a restrictor plate which will be placed until a location for a minimum of eight acre-feet of compensatory storage can be identified. She further explained that the SMC scope of work and project application does not require nor does it include the creation of wetlands.

In addition, Ms. Osterby advised that SMC has set aside \$2.7M of Department of Commerce and Economic Opportunity funding for additional work to be completed, which may be available for compensatory storage at the Lake Bluff Golf Course. She emphasized that SMC is ready and willing to work with the Lake Bluff Park District on this project.

Constance McCabe, resident, said she was rejoicing about the news from the Chicago District Office of Civil Engineers that it is absolutely 100% okay to use the funds for the project, which was validated in the communication that was shared with the Board today. She commented that the residents look forward to cooperation with SMC and SMC remains very willing to engage with the Park District.

VERBAL COMMUNICATIONS

Staff – Executive Director Beeler reported that there was a beach clean-up held on September 17, and the Park District also hosted a make-up concert at Blair Park, which was very well attended.

Attorney – None

Finance, Administration and Future Planning Committee – No meeting

Parks and Beach Committee – No meeting.

Facilities and Programs Committee – No meeting

Friends of Lake Bluff Parks – Commissioner Walsh said a meeting was held August 29. She reported that the Sunrise Rocks event made a \$7,000 profit, the Annual Appeal brought in \$4500, and the Color Run grossed \$5900. Also, she advised that there was discussion about the purchase

Regular Board Meeting of September 19, 2022

of new grills for the north and south beach at an estimated cost of \$2600, and there will be further discussion about this at the next meeting. In addition, she said that President Hirsch is looking for one or two more members for the Friends and to contact him if anyone is interested.

Commissioner Comments – Commissioner Lane commented that the landscaping in front of the Recreation Center looks great and she thanked staff for their efforts.

President’s Report – President Beeler reported that over 35 meetings about the SMC proposal have been held and the Board is following up on Attorney Scott Puma’s comments from the last meeting. She said countless hours have been spent by the Task Force and the Commissioners. She explained that there are legal concerns regarding the proposal and that is the reason Attorney Puma is addressing the proposal.

CONSENT AGENDA

Approve Minutes of August 22, 2022 Regular Park Board Meeting
Approve Minutes of September 12, 2022 Committee of the Whole Meeting
Approve Invoice Schedule for ACH Payments for August 18 – September 14, 2022
MTD and YTD Financial Report - Summary
Purchase Cards - Ratification

Commissioner Greenfield moved, seconded by Commissioner Weber, to remove MTD and YTD Financial Report – Summary from the Consent Agenda.

On the roll call, the vote was as follows:

AYE: P. Greenfield, E. Lane, S. Raymoure, A. Rieder, N. Walsh, J. Beeler

NAY: None

ABSTAIN: None

ABSENT: S. Weber

Motion carried.

MTD and YTD Financial Report – Summary - Commissioner Rieder questioned the difference between the YTD figures versus the budgeted figures. Superintendent Peddinghaus explained that the Equalized Assessed Valuation (EAV) increased, so there was a \$166,000 higher increase in property tax revenue. Also, he reported that programs came in over budget by \$123,000 and there was a timing difference in camp revenue. Superintendent Lakeman spoke about deferred revenue and said staff budgeted for some COVID regulations. He advised that next month there will be a \$35,000 difference for programs because they have to pay back the pool fund from the camp fund. He reported that camps had a banner year and brought in \$441,000 in revenue.

In addition, Superintendent Peddinghaus reported that the District was not fully staffed at the beginning of the year, so there was a significant savings with personnel.

Regular Board Meeting of September 19, 2022

Commissioner Greenfield moved, seconded by Commissioner Rieder to accept the Consent Agenda, as amended to remove MTD and YTD Financial Report – Summary.

On the roll call, the vote was as follows:

AYE: P. Greenfield, E. Lane, S. Raymoure, A. Rieder, N. Walsh, J. Beeler

NAY: None

ABSTAIN: None

ABSENT: S. Weber

Motion carried.

Commissioner Greenfield moved, seconded by Commissioner Raymoure to accept the MTD and YTD Financial Report – Summary.

On the roll call, the vote was as follows:

AYE: P. Greenfield, E. Lane, S. Raymoure, A. Rieder, N. Walsh, J. Beeler

NAY: None

ABSTAIN: None

ABSENT: S. Weber

Motion carried.

NEW BUSINESS/ACTION ITEMS

North Shore Water Reclamation District (NSWRD) Basin Project – Update

Executive Director Bealer reported that he met with the Director from Lake Forest Parks & Recreation about the sailing program and was advised that they could probably accommodate Lake Bluff's sailing program and noted that they were also working with accommodating the racers from the Yacht Club. Executive Director Bealer said he also met with the Commodore from the Yacht Club and discussed their plans to rebuild after the NSWRD project is complete. In addition, he talked to Father Tom from the Community Church regarding church services at the south shelter. Father Tom is looking into purchasing a tent to use on the beach, because the south shelter is not large enough to accommodate the attendees. He said the tent would then eventually be given to the Park District.

President Beeler asked about construction timeline for NSWRD, and Superintendent Mach said they are still planning to start the 18-month construction project in October 2022.

Recreation Center Carpet Replacement – Approval

Executive Director Bealer advised that the original carpeting was installed during the construction of the facility in 2001. He said a Request for Proposals was publicly posted in the Tribune and one bid was received from Empire Today for \$98,110.92. Superintendent Mach explained that carpet

Regular Board Meeting of September 19, 2022

tiles would be installed in the preschool wing hallways, circumference of the gym floor, administrative hallway, administrative offices, and guest services area. Additionally, an Alternate bid A was proposed to carpet half of the Community Room, an Alternate B to carpet all of the Community Room, and an Alternate C which included replacing all vinyl baseboard along with the carpeting.

Commissioner Walsh asked why carpeting is being used. Superintendent Mach said because it is sound-deadening, cost effective because it is easy to replace carpet tiles, and it is not slippery.

President Beeler asked how day-to-day operations would be affected. Superintendent Mach said the company is very willing to be flexible with the Park District's schedule

Commissioner Walsh moved, seconded by Commissioner Lane, to approve the bid proposal, which includes the Base Bid and Alternate C, from Empire Today, to replace the carpeting and wall base throughout the first floor of the Recreation Center.

On the roll call, the vote was as follows:

AYE: P. Greenfield, E. Lane, S. Raymoure, A. Rieder, N. Walsh, J. Beeler

NAY: None

ABSTAIN: None

ABSENT: S. Weber

Motion carried.

Recreation Center Roofing Repair/Replacement – Approval

Executive Director Bealer advised that the gym roof was originally budgeted to be replaced in 2016, but after staff evaluation, it was determined that replacement could be postponed. He said that in 2021 the gym roof began to leak and gym roof replacement was included in the 2022 capital budget. However, he noted that staff has learned that the original replacement cost estimate of \$125,000 is insufficient due to substantial increases in labor and materials.

Executive Director Bealer explained that because of the size and importance of the project, staff contacted multiple engineering consulting and project management firms for estimates to provide project management and oversight to the roofing project. He said the cost estimate for this assessment is approximately \$6,000, and after the assessment is completed, staff will have an accurate gym roof replacement cost figure to include in the 2023 budget.

In addition, Executive Director Bealer said there is a need to address the roof leaks as soon as possible, and Infrared Roofing Technologies performed testing to identify the source of the current leaks. Based on this testing, Waukegan Roofing Company has provided an estimate to repair the roof for \$7,900. He noted that this repair is temporary and the new roof would be placed over-top of the current roof.

Regular Board Meeting of September 19, 2022

Commissioner Rieder moved, seconded by Commissioner Lane, to approve the request to spend \$7,900 for roofing repairs until such time as a full evaluation from the engineering and consulting firm can take place; and to approve hiring an engineering and consulting firm to provide the full assessment and document preparation needed for the 2023 gym roof replacement project, for an amount not to exceed \$6,000.

On the roll call, the vote was as follows:

AYE: P. Greenfield, E. Lane, S. Raymoure, A. Rieder, N. Walsh, J. Beeler

NAY: None

ABSTAIN: None

ABSENT: S. Weber

Motion carried.

Wood Floor Resurfacing – Discussion

Executive Director Bealer advised that the wood floor resurfacing usually takes place every other year and when it is resurfaced in 2023, it will need to be sanded down and permanent pickleball lines will need to be added. A discussion followed regarding the best time of year to do this project with the choices being during spring break or the third week in August. Superintendent Lakeman suggested doing the project during spring break because the Recreation Center is not as busy then. Executive Director Bealer said that the Fitness Center would need to be closed also because of fumes and dust, and arrangements will be made to use the Lake Forest facility.

The Commissioners were in agreement with the project being done during spring break. Commissioner Lane emphasized that residents should be made aware of this project and facility closures as soon as possible because not everyone goes away for spring break.

WRITTEN COMMUNICATIONS

Community Comments/Correspondence

ADJOURNMENT

There being no further business, motion was made by Commissioner Greenfield, seconded by Commissioner Lane, to adjourn the meeting at 7:29 p.m. The motion carried by unanimous voice vote.