

Regular Board Minutes

4-17-24

Approved 5-15-24

**Mt. Prospect Park District
Regular Board Meeting
April 17, 2024**

A Regular Board Meeting of the Mt. Prospect Park District, Cook County, Illinois, was held on Wednesday, April 17, 2024 at the Central Community Center Facility of the Mt. Prospect Park District.

Commissioner Doherty called the meeting to order at 6:30 p.m.

Commissioner Starr called the Roll for the Board

The following Commissioners were present upon the roll:

Present: Commissioners Starr, Doherty, Murphy, Masnica, Tuczak

Remote: None

Absent: President Kurka, Commissioner Massie

The following individuals were also in attendance (present or remote) at the meeting.

Administrative Staff/Recreation Staff: Jim Jarog, Executive Director, Alicia Brzezinski, Executive Assistant, Ruth Yueill, Director of Community Relations and Marketing, George Giese, Director of Administration, Matt Dziubinski, Director of Parks & Planning, Nick Troy, Director of Recreation, Jon Zgoda, IT Professional/ Remote Meeting Moderator, Jeff Langguth, Director of Golf Operations,

Professionals: Tom Hoffman, District Attorney, Lee Howard, CPA, GAI

Visitors: None

PLEDGE OF ALLEGIANCE

CHANGES OR ADDITIONS TO REGULAR MEETING AGENDA

None

APPROVAL OF AGENDA

Commissioner Doherty then asked for a motion to approve the Regular Meeting Agenda as presented. The motion was made by Commissioner Starr and seconded by Commissioner Murphy. A voice vote was taken; all were in favor and none opposed.

APPROVAL OF CONSENT AGENDA

Commissioner Doherty asked for a motion to approve the Consent Agenda as presented.

Commissioner Starr made the motion to approve the Consent Agenda as presented, seconded by Commissioner Masnica.

Commissioner Starr called the Roll

Aye: Commissioners Starr, Doherty, Murphy, Masnica, Tuczak

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Nay: None

Motion Passed

UNFINISHED BUSINESS

A. OHare Cup Site Update

Executive Director Jim Jarog updated the Board on recent discussions with Matt Roan, Village Manager for Elk Grove Village, regarding possible future opportunities that may exist at the O' Hare Cup site property. District staff was recently informed that Elk Grove Village may be interested in exploring opportunities that could ultimately lead to the future recreational type development on the site which would be led by Elk Grove Village.

The floor was opened for discussion.

Question from Commissioner Masnica: Is this the same area that Senator Murphy was speaking about developing?

Answer from Jim Jarog: No, this is a different area than the one Senator Murphy had previously referred to.

Executive Director Jarog then showed the Board an exhibit which outlined the lease area in question and gave a brief description of the existing conditions and challenges on the site.

Question from Commissioner Starr: Are we looking for a release rather than a partnership?

Answer from Jim Jarog: The District would completely turn over the lease to Elk Grove Village to allow them develop the land. In turn, they would acknowledge us as part of any future developments for our cooperation and willingness to turn over the lease to them.

Comment from Commissioner Doherty: We did discuss a potential partnership, but there were concerns with a lack of maintenance staff and available finances on behalf of the Park District.

Question from Commissioner Masnica: If we move forward, what is the time frame?

Answer from Jim Jarog: If Elk Grove was able to obtain the lease, they'd like to start as soon as possible.

Comment from Commissioner Starr: They might be given a 2 year development window by MWRD as well?

Comment from Jim Jarog: That is a possibility, but they would most likely be able to meet that goal based on their available funding.

Comment from Jim Jarog: If we move forward, this would finally allow for the property to be utilized by the public and the Park District would be released of the liability associated with the site..

Question from Commissioner Starr: Would Elk Grove be able to remove the dirt?

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Answer from Jim Jarog: EGV would not be looking to do a lot of earth work on the site. They are looking to develop natural passive areas such as walking paths and trails and to work with the existing conditions which are currently present on the site.

Comment from Commissioner Doherty: That area is currently unincorporated Cook County and EGV would be looking to annex it into the Village of Elk Grove.

Comment/Question from Commissioner Murphy: I dislike seeing land being given away. There were plans for that area 25 years ago. Were the dirt piles there back then?

Answer from Jim Jarog: Yes, the dirt piles were present from the beginning and yes there have been several plans over the years to develop the site but the 2.5M CY of soil which exist along with limited flat grade areas as well as several major utility easements running through the site and lack of funding all have been contributing factors for the site not being developed over the decades we have held the lease. Even if the area was graded flat, the District would still not have the necessary funds to develop it.

Question from Commissioner Tuczak: Are the soil piles from the excavation of the reservoir?

Answer from Jim Jarog: Yes, when they excavated the reservoir, that is the overburden from the excavation..

Comment(s) from Commissioner Doherty: I could be wrong, but I recall from previous discussions that if the wetlands were to be removed we would need to reproduce them somewhere else on site because it's a protected wetland area. Meaning, we can use that land, but we would have to move the wetland to a different area on site. The land is not currently usable as it exists and it's going to stay open space that will hopefully be usable to our residents moving forward, just not developed by us.

Question from Commissioner Starr: If MWRD says no and we continue to maintain the lease, will we be penalized?

Answer from Jim Jarog: I don't believe so. We were asked to sign another 5 year development extension a few years back and we declined because we didn't have the necessary funding to develop the property.

Executive Director Jim Jarog then asked the Board if they were in favor of his further exploration in turning over the lease to Elk Grove Village.

The Board members present were in favor of Jim pursuing this option further with none voicing opposition. Executive Director Jarog stated that he would bring back an update to the Board at a later date when he had additional information to share with the Board on this matter..

PUBLIC COMMENT

None

ADOPTION ITEMS

- A. ORDINANCE NO. 849, AN ORDINANCE OF MT. PROSPECT PARK DISTRICT CONCERNING SURETY BONDS ON PUBLIC WORKS CONTRACTS/PROJECTS

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Director of Parks and Planning Matt Dziubinski explained the details of Ordinance No. 849.

It has previously been a requirement that any public works contracts over \$50,000 in project cost would require a contractor to provide a surety bond to the Park District. This threshold has been temporarily increased to contracts over \$150,000 under the Public Construction Bond Act.

This is currently in effect until January 1, 2029. After this date, the threshold for contracts requiring a surety bond will revert back to the current \$50,000, unless the General Assembly chooses to take action and extend this date. A unit of local government may elect to require a surety bond for projects under \$150,000 by passing an ordinance.

At this time, staff believes it is in the best interest of the Park District to maintain the \$50,000 limit for public works projects. By doing so, there is added protection and assurance for any damages incurred when the terms of the contract are not fulfilled.

The effective date of Ordinance 849 would be April 17th, 2024. Matt then asked if there were any questions from the Board. There were no questions or comments from the Board.

Commissioner Starr moved to adopt Ordinance No. 849 and seconded by Commissioner Tuczak. A voice vote was taken; all were in favor and none opposed.

FINANCIAL ADVISOR'S REPORT

Lee Howard, Financial Advisor and CPA for the District shared his March Financial report with our Board: The report touched on the following areas: 2023 Year Audit, Golf Report, Pools Report, RecPlex Facility Report, Recreation Programs. Childcare Programs, Central Programs and Central Facility Report.

Lee Howard then opened the floor for questions/comments.

Commissioner Starr complimented the high revenue in childcare. He is happy that the population of Mount Prospect believes in the District to care for their children and have confidence in their safety.

There was no further discussion.

EXECUTIVE REPORT

Executive Director Jarog shared his Director's report with the Board which included updates on the following information: Public Engagement Initiative Update, Annual Financial Audit for Fiscal Year 2023 and the next Board Meeting date and time of Wednesday, May 15, 2024 - 6:30 pm at Central Community Center.

The floor was then opened for questions and comments from the Board.

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Commissioner Starr asked for clarification on an event hosted by the Mount Prospect Chamber of Commerce.

Executive Director Jarog responded by informing the Board that staff had been invited to present at this function but the plans had been canceled by the President of the Chamber. The District will be asked to share their proposal at a lunch time event at a date which has yet to be determined.

There was no further discussion from the Board.

PUBLIC COMMENT

None

COMMENTS/MATTERS FROM COMMISSIONERS

Commissioner Starr congratulated Golf Operations & Pro Shop Manager Debra Cromie on winning an award from the New Club Golf Society. The award recognized an individual who they felt was the best partner to work with in the Chicagoland area.

Commissioner Tuczak complimented the Mt. Melas Adventure run; stating it's a great community event with people of all ages and recognized the Mount Prospect Police Department for handing out the medals at the finish line.

There was no further discussion.

ADJOURNMENT

Commissioner Starr made the motion to adjourn the Regular Meeting and seconded by Commissioner Masnica.

A voice vote was taken, all were in favor with none opposed.

The meeting was officially adjourned at 7:20 pm.

Respectfully submitted,

William J. Starr, Secretary