

**PARK DISTRICT OF HIGHLAND PARK
BOARD OF PARK COMMISSIONERS
MINUTES OF WORKSHOP MEETING
JUNE 14, 2018**

The Workshop Meeting of the Board of Park Commissioners of the Park District of Highland Park was held in the Multi-Purpose Room at the West Ridge Center, 636 Ridge Road, Highland Park, Illinois.

The meeting was called to order at 6:01 p.m. by President Kaplan.

ROLL CALL

Present: Vice President Ruttenberg, Commissioner Bernstein, Commissioner Grossberg, President Kaplan

Absent: Commissioner Flores Weisskopf

Staff Present: Executive Director McElroy; Deputy Director of Operations Donahue; Director Romes; Assistant Director Smith; Assistant Director Carr; Director Voss; Director Gogola; Director Curtis; Manager Grill

ADDITIONS TO THE AGENDA - None

PARK AVENUE BARGE

Assistant Director Smith explained that the Park District released a Request for Qualifications (RFQ) for Engineering Services on May 25, 2018 to hire an engineering firm to conduct a thorough study for the repair or replacement of the barge at Park Avenue. On June 8, 2018, the Park District received Statements of Qualifications from five firms. Staff will provide an overview of the RFQ process as well as a summary of the results. A final recommendation, including fee negotiated with the top ranked firm, will be presented at the June 26 Board Meeting.

Commissioner Bernstein and Commissioner Grossberg had questions regarding earlier studies and the budget for this job. Commissioner Bernstein also asked if the data involved in the study was part of the 2007 Masterplan. Vice President Ruttenberg wanted to know if the study conducted by SmithGroup JJR would be limited to the three options discussed or would other options be available. Assistant Director Smith stated that the District is not limited to the three options cited in the proposal but are open to other options.

Public Comment

Michael Stroz – 580 Hillside Drive, Highland Park
Thank you for doing this study.

David Sogin – 1092 Wade, Highland Park

Concerns about looking at a long-term solution and asked that issues of the upcoming winter are addressed with engineer.

Maureen Hammond – 950 Warrington Road, Deerfield
Echoed what David Sogin had to say regarding the fragility of the structure is a main concern.

Frances Jane Pesis –
Had some questions about the length of the barge.

Commissioner Bernstein had a question about the permitting process. Assistant Director Smith stated that it will depend upon the solution. A less complicated solution will involve less permitting. Commissioner Bernstein also expressed concerns about the possible issues for the beachfront and protection of the water plant.

SAND MANAGEMENT

Manager Grill reported that lake levels are higher than average for this time of year. Coming on the heels of near record lows, this change is quite noticeable at all our lakefront parks. High lake levels can increase the impact of storms on our beaches, causing enhanced erosion. This was the case on April 14, 2018 when a storm pounded the shore with offshore wave heights of 12 to 18 feet, on top of already elevated water levels. Communities up and down the north shore experienced significant beach erosion.

Communities all along the Illinois Lake Michigan shoreline, including Highland Park, are experiencing narrower beaches, “disappearing” piers and beach erosion. Historical shoreline data indicates that most beaches recover from high lake levels once the water levels recede. The District participates with other lake shore communities in the Sand Management Working Group, which partners scientists, local, state and federal agencies and the IDNR Coastal Management Program to better understand and find long term best practices for coastal issues.

Commissioner Bernstein questioned how much of this issue is engineering versus an act of God and how do we know how to react. Commissioner Bernstein also asked how the lake has impacted Rosewood Beach. Manager Grill explained that the District will be submitting for a permit for sand management

SUNSET VALLEY GOLF UPDATES

A. CLUB HOUSE

Director Romes reported that significant progress has been made both inside and outside the Clubhouse at Sunset Valley Golf Club. Outside the Clubhouse, the concrete patio has been poured and stone knee wall is nearing completion. Excavation and grading has been completed, and the site is prepared for pouring the decorated concrete tent pad, asphalt areas for golf carts and laying sod on the north, east and south sides of the Clubhouse. The patio trellis is planned to be completed in mid-June along with the concrete tent pad, while asphalt, sod and other landscaping will be completed in early to mid-July. Inside the Clubhouse, can-lighting and low voltage electric has been set and the HVAC system is installed. This will allow for the drywall to be completed by mid-June and make way

for the flooring as well bar and front desk millwork to be completed by the end of June. The glass doors and walls have been delivered and installed. The new look of the Clubhouse is finally starting to show from both the inside and outside.

A variety of change orders have been added to the project due to minor unforeseen circumstances, project additions and value engineering. Changes in lighting were required due to discontinued fixtures in the original specifications, as well as sizing complications with the can-lighting in the ceiling. During demolition numerous structural issues were identified requiring tuckpointing and CMU block repair. Attic insulation was value engineered to provide project savings as well avoid fire suppression additions. Electrical receptacles were added on the patio, a catwalk was added in the attic, and millwork shelving in the lounge area was eliminated from the project. In total, due to both additions and deletions in the project scope, change orders for May will not add more than \$10,000 to the project total.

By mid-June parking lot lights will begin to be installed with anticipated completion in early July. Landscaping bids are set to be received Thursday, June 14 and will be delivered, planted, and installed in late July. The cart barn will be painted in early July and asphalt repairs to the parking lot will begin in mid-July. Commissioner Grossberg wanted to know if the roof of the Clubhouse was being replaced. Director Romes stated that it was not being replaced.

B. GOLF COURSE

Superintendent Ochs explained that the seed has grown in very well. Hole 17 Fairway is being reseeded. Holes 8 and 18 are being resodded. Holes 1 and 7 will be completed in mid-July.

GOLF MECCA UPDATE

Executive Director McElroy presented a brief overview of the process which has occurred regarding the possible plans for a Golf Mecca. Executive Director McElroy explained that there have been discussions to decrease the area for the Golf Mecca to the north and west area of the golf course.

President Kaplan then opened the floor for discussion. Commissioner Bernstein stated that he felt the Golf Mecca representatives came to the table late in the game, and the Park District owes it to the community to see the natural preserve through. Commissioner Bernstein did feel that the Golf Learning Center located on Lot 3 were used for a Golf Mecca of some kind, this would be a win-win for the community. Vice President Ruttenberg expressed concern over the property being used and the Golf Mecca group, as he felt it would have an adverse effect on the Sunset Valley Golf Course. He said that he felt it was too soon to embark on this project and was concerned the Park District would be competing against itself.

Commissioner Grossberg stated that he felt it is important to hear all sides to the issue. Commissioner Grossberg agreed with Vice President Ruttenberg that it might be too early to

build some type of Golf Mecca, and we should not give their developer false hope. President Kaplan finished by stating that the Park District owes it to the Highland Park residents to listen to what they want and to keep the Highland Park Country Club open land. President Kaplan also shared that the District and Golf Mecca representatives should keep considering development west of the river. David Fairman expressed appreciation for the Board's comments in setting the parameters. Mr. David Fairman stated that his thought was to take maintain some of the acreage but that to date they had not done any planning. He asked that the Board to give him the nod to go ahead and work on the Lot 3 idea. Commissioner Bernstein stated that the City will have to be a partner for any discussions of Lot 3.

HIGHLAND PARK COUNTRY CLUB REVIEW

President Kaplan reported on the four draft agreements pertaining to the disposition of the Highland Park Country Club which are as follows:

1. Intergovernmental Agreement for the Transfer of Property (golf course, Lots 1, 2, 6 & 7).
2. Tree Nursery Lease Agreement
3. This agreement addresses the shared use of the building and parking lot which includes banquet operations and general maintenance of the facility.

Mayor Rotering spoke about the proposed 50 new parking spaces dedicated to the Senior Center, some of which may be ADA. Commissioner Bernstein expressed a desire for there to be enough spaces for young families as well. Vice President Ruttenberg discussed the development of the cart parking into parking spaces. Commissioner Grossberg asked about the entrance to the Country Club, will it remain the same or be changing. Commissioner Grossberg inquired about the drop-off, wondering if there would be a separate lane available. Mayor Rotering explained that down the line this plan would develop, but the goal now is to make it accessible.

There was further discussion about Lot 3, the Park District would like a five-year Management Fee, the City would like to look at the Management Fee in two years. Mayor Rotering stated that after two years they would like to sit down and look at the numbers and possibly renegotiate. Vice President Ruttenberg expressed his concern with a two year sit down to renegotiate. Executive Director McElroy explained using a management fee of 5% based on the annual expenses for the first two years. Commissioner Bernstein stated his concern regarding the five-year termination fee the City is proposing and shared that the Park District would prefer a 10-year termination fee. President Kaplan stated that the District would like a mutual termination clause and not a unilateral clause.

REVIEW OF VOUCHERS

Vice President Ruttenberg reviewed the vouchers for checks written June 14, 2018 through May 18, 2018 for an amount totaling \$1,299,542.30 and found them to be fine. There were no questions from the Board.

OPEN TO PUBLIC TO ADDRESS BOARD

Peggy Lives of the Legacy Club spoke about the Golf Mecca. She stated that the golf course transition is sensitive and people may question how the Park District can justify a Golf Mecca and the golf course.

Tom Lives spoke about the Highland Park Country Club golf course having periodic flooding and being hard to repair.

George Williams of the Legacy Club stated that he was not excited about the Golf Mecca. He is pleased with what the Park District has done with the Highland Park Country Club.

ADJOURNMENT

There being no further business, a motion was made by Vice President Ruttenberg and seconded by Commissioner Bernstein and approved by unanimous vote. The Board Meeting adjourned at 7:55 p.m.

Respectfully submitted,

Liza McElroy, Secretary