



# **WILMETTE PARK DISTRICT**

## **Regular Board Meeting**

### **Meeting Minutes**

*Monday, July 11, 2022*

*7:30 p.m. – Village Hall Council Chambers*

#### **PRESENT**

Commissioners: President Michael Murdock, Vice President Kara Kosloskus, Cecilia Clarke, Julia Goebel, Patrick Duffy and Allison Frazier

Staff: Executive Director Steve Wilson and Executive Administrative Assistant Catherine Serbin

Visitors: Skip Spanjer, Beth Beucher, Laurie Leibowitz, Heather LaHood, Piper Rothschild, Patrick O’Gara, Mary Lawler, Fred Wilson, Elissa Morgante, Mary Shea and Walter Keats

#### **ABSENT**

Commissioners Lindsay Anderson

#### **1.0 REGULAR MEETING OF THE BOARD OF PARK COMMISSIONERS CALLED TO ORDER**

The meeting was called to order at 7:30 p.m.

##### **A. Roll Call Taken**

Commissioner Goebel was not in attendance at the time roll call was taken.

#### **2.0 CONSENT AGENDA**

- 2.1 APPROVAL OF MINUTES FROM THE ANNUAL BOARD MEETING HELD ON MAY 9, 2022**
- 2.2 APPROVAL OF MINUTES FROM THE REGULAR BOARD MEETING HELD ON JUNE 13, 2022**
- 2.3 APPROVAL OF MINUTES FROM THE COMMITTEE-OF-THE-WHOLE HELD ON JUNE 27, 2022**
- 2.4 APPROVAL OF JUNE 2022 VOUCHER LIST**

Prior to a motion for the Consent Agenda, President Murdock began the meeting by praising Director Wilson and staff for facilitating the July 3<sup>rd</sup> festivities, starting with the largest Yankee Doodle Dash to date and finishing with the best fireworks show in the area. He also thanked the Wilmette Police Department and the Wilmette Fire Department for their efforts in supporting the event. Touching on recent events, President Murdock stated the Board’s thoughts and hearts go out to the people of Highland Park. Park District staff acted quickly that day in the interest of public safety to disperse any large groups throughout Wilmette Park District facilities. As public servants, the Board’s highest priority is the safety of the community and President Murdock concluded his remarks by again thanking District staff and their Village partners. Commissioner Clarke

added that the most recent issue of the Northshore Weekend contained a glowing article about kosher food options at the July 3<sup>rd</sup> event made possible by Director Wilson.

Commissioner Kosloskus moved and Commissioner Clarke seconded a motion to approve the Consent Agenda of the July 11, 2022 Regular Board Meeting, a copy of which is to be attached to and become a permanent part of the minutes of this meeting.

By a roll call vote, voting Yes, Commissioners: Duffy, Frazier, Clarke, Kosloskus and Murdock. Voting *No*, none. *Absent*, Anderson and Goebel;  
**Motion Carried.**

### **3.0 COMMUNICATIONS AND CORRESPONDENCE**

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Commissioner Clarke acknowledged an e-mail from resident Elissa Morgante regarding Langdon and an e-mail from resident Mary Shea regarding the July 3<sup>rd</sup> event.

### **4.0 PUBLIC COMMENT/RECOGNITION OF VISITORS**

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President Murdock facilitated public comment. The Attendance Sheet will become part of the permanent record.

Elissa Morgante, 1537 Washington Avenue – Mrs. Morgante proceeded to read a letter that she had previously submitted to the Board. The letter expressed concerns with respect to the Langdon Shoreline Protection Project and proposed concrete path.

In response to Mrs. Morgante's public comment, Commissioner Duffy requested that Director Wilson provide a brief overview of the planning that has gone into the Langdon Shoreline Protection project. Director Wilson advised that the SmithGroup presented three options with cost estimates to the Lakefront Committee in November of 2021. The price differences between the revetment only option as compared to the ramp option was minimal. After the Committee's discussions, it was agreed that the ramp option was preferred because it would provide bluff stabilization in addition to the protection the standalone revetment would provide. Additionally, this option allowed beach access. The stair component was added through discussions related to safety and ecological preservation as some Commissioners expressed concern that users would deviate from the path and trample down the bluff. Additionally, the overlook point would provide the Park District with means of monitoring the beach and controlling access. Commissioners Duffy, Clarke and Murdock weighed in with additional comments pertaining to the slope grade, the durability of the stairs and the small amount of trees impacted by this plan. President Murdock highlighted only two trees would be affected, both of which are already in poor condition. Furthermore, both the stairs and overlook will be bid as alternatives so neither of these options are definite as of right now.

Walter Keats, 2514 Laurel – Mr. Keats noticed two pieces of his e-mail correspondence to the Board were not included in the packet and requested they be included in a revised version.

Beth Beucher, 1420 Sheridan Road – Ms. Beucher expressed concern over the proposed ramp for Langdon. She requested the Board consider its potential impact on the nearby neighbors as she fears this will cause an increase in trespassers on their property which is a safety issue. She advised she will also be bringing this matter before her Homeowner's Association. Lastly, she asked the Board to consider the future upkeep costs of any structure they implement at Langdon.

Prior to the Executive Director's Report, Vice President Kosloskus moved and Commissioner Duffy seconded a motion to allow Commissioner Goebel to join the meeting remotely via phone. President Murdock advised that Commissioners may join remotely so long as the Board has a quorum without the Commissioner and the Commissioner cannot attend due to work or health related issues. It had been verified that Commissioner Goebel cannot attend due to a work related issue.

By a unanimous voice vote; **Motion Carried.**

Commissioner Goebel joined the meeting remotely at 7:36 p.m.

## **5.0 EXECUTIVE DIRECTOR'S REPORT**

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Director Wilson advised that the 5K Yankee Doodle Dash event was a success with about 580 runners. He thanked Marketing and Communications Manager Marlon Rodas for his hard work in organizing the event and his service to the District as he has since left. Director Wilson also extended his thanks to other local units of government such as public works, police and fire who worked hard in securing the route and ensuring safety of the runners. The July 3<sup>rd</sup> festival began at 5 p.m. with two bands on the main stage and Jessie White tumblers. At 9:30 p.m., the fireworks began. The Wilmette Police Chief advised police wrote only one citation throughout the entire event. As President Murdock alluded to in his earlier comments, the incident in Highland Park on July 4<sup>th</sup> put a dark cloud over the July 3<sup>rd</sup> event. In response to this tragedy, the Lakefront Staff have proposed a free day at Gillson Beach for first responders who were involved. More details on this to come in the following weeks. With respect to the ongoing Gillson Comprehensive plan, Andy Tinucci of Woodhouse Tinucci Architects is on vacation but staff hopes to review his findings regarding the historical configuration upon his return. Furthermore, experts from Woodhouse Tinucci Architects (WTA) and Frederick Quinn Corporation (FQC) are here tonight to guide the Board through the bid recommendation for Lakeview Center and a change in the October meeting date is up for consideration due to Columbus Day falling on the second Monday of that month.

**6.0 UNFINISHED BUSINESS**

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None.

**7.0 NEW BUSINESS**

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**7.1 CONSIDERATION OF THE LAKEVIEW CENTER BID RECOMMENDATION**

Director Wilson began the discussion by advising the bids came in higher than what was budgeted. The initial budget was set last year and prior to FQC being chosen as the Construction Manager. Subsequently, FQC provided revised cost estimates to the May Lakefront Committee meeting based on current market conditions. They also provided value engineering options in an attempt to bring the project back in line with what was initially budgeted. Ultimately, the Committee agreed that no scope change be made but that the exterior deck be bid out as an alternative during the bidding process. Tonight the Consultants are seeking guidance regarding what to move forward with and have again presented value engineering options in an effort to reduce cost, should the Board wish to do so. Vice President Kosloskus stated that although the price increases are hard to stomach, they are understandable given this inflationary environment. Of the value engineering options presented, the only option she would consider is the reduced scope of the deck. Her understanding from previous conversations is that the current deck isn't in perfect repair so that if the Board chose to forego the deck altogether, there is the potential of a significant maintenance investment sometime in the future. She noted the operable glass partition wall is a small number comparatively and that any material cost savings would be achieved through the deck. Vice President Kosloskus concluded her thoughts by suggesting the Board move forward with staff's recommendation as she believes in the integrity of the original design and its benefits for the community. Commissioner Duffy agreed in that he was surprised to see a \$230,000 price increase. However, he understands the importance of each design element such as the first floor staff offices and programming space. With respect to the deck, he appreciates the deck expansion over the loading dock and the connection it will bring to the southern side of the park. These changes will increase the deck's usefulness and people's enjoyment of the space. He is less supportive of a single use restroom on the upper level away from staff as he believes it could potentially turn into a safety issue. Additionally, he does not feel strongly about the operable glass partition wall. He advised he would like to stick to the original plan despite the increased costs because the District is already moving certain capital projects into next year and has the funds to accommodate the price increase. Commissioner Clarke stated she does not believe the existing deck has any value to residents. She might be more inclined to believe the proposed deck has value if staff were able to assure her that benches or tables could be permanently installed there for resident enjoyment. Furthermore, the deck has been a flash point for a number of residents in the area and as such, her preference would be to keep the deck as is. With respect to the operable glass partition wall, she also feels this is

unnecessary. Commissioner Clarke concluded by advising removing these two elements of the design would bring the budget in line with what was initially budgeted and this is her preference. Commissioner Frazier echoed Commissioner Duffy's comments regarding movement in the budget to accommodate this price increase. She also shared a personal anecdote regarding her feelings on the Lakeview Center as it currently exists and the challenges she has experienced in utilizing the facility. As such, she is in favor of covering the loading dock with decking and believes there are creative staff members who can help the District utilize this as an outdoor programming space. From a design standpoint, she appreciates the natural light the operable glass partition wall would bring into the space and noted it is a fairly minimal cost. She stated she is in favor of moving forward with staff's recommendation. Vice President Kosloskus asked if the existing deck is open to the public. Director Wilson advised that currently, the deck is open to the public but to Commissioner Clarke's point, absent any furniture welcoming users to engage with the space, it is easy to assume that it is a closed space. Staff is in agreement that furniture be added to the deck to welcome users and with the deck renovation, there will be a more obvious access point. Commissioner Goebel appreciated the Consultants bringing forth the value engineering options. She believes it makes sense for the Board to adopt the reduced deck approach due to resident feedback. She acknowledged keeping the deck as is would not be ideal as the deck has maintenance needs which will need to be addressed. The reduced deck option will also significantly reduce the overall project cost. With respect to the restroom configuration, she considers it a norm in most public facilities that there be a family restroom. While there might be an option to move from two family restrooms to one, she has not seen this option quoted with cost estimates and would want to understand this further before an adjustment to the design be made. She is in favor of the operable glass partition wall as it is a modern, contemporary feature and removing it would only produce a nominal savings. President Murdock noted that other than minor maintenance, the Park District has done very little to the Lakeview Center since it was built. Given the neglect of this facility, he is of the opinion that the Park District should renovate once and not have to worry about it for a generation. He is disappointed by the cost increases although not entirely surprised given the initial cost estimates were conducted over a year ago and the economy looked very different then. He expressed concern over pulling aspects of the plan that may need to be addressed in the near future such as the deck. President Murdock reiterated the Board approved an \$11 million capital budget this year and has only spent a small fraction of that. As such, the District can certainly afford these increased costs. He also believes in the integrity of the original design but is open to contemplating one family restroom as opposed to two in an effort to reduce scope. After much back and forth deliberation, the Board formed a majority consensus to support the base bid which will include the operable glass partition wall, multilevel family restrooms and full deck.

Commissioner Duffy moved and Commissioner Frazier seconded a motion to accept the base bid in the amount of \$1,640,839 for the Lakeview Center renovation.

By a roll call vote, voting *Yes*, Commissioners: Duffy, Frazier, Goebel, Kosloskus and Murdock. Voting *No*, Clarke. *Absent*, Anderson; **Motion Carried.**

#### **7.2 CONSIDERATION OF CHANGE IN OCTOBER REGULAR BOARD MEETING DATE**

President Murdock advised that the 2<sup>nd</sup> Monday of October is a holiday. When the schedule for 2022 was initially published, the Board had approved a Friday October meeting date with the assumption there would be multiple Committee meetings throughout the month. Given that this is no longer the case, the Board has the opportunity to move the meeting from the second Monday of the month to the third Monday.

Commissioner Frazier moved and Vice President Kosloskus seconded a motion to change the date of the Regular October Board meeting to October 17<sup>th</sup> and related 2022 Board of Commissioners Regular Meeting Schedule.

By a unanimous voice vote; **Motion Carried.**

#### **8.0 ADJOURN TO CLOSED SESSION**

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President Murdock recommended this agenda item be deferred to August.

#### **9.0 ADJOURNMENT**

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There being no further business to conduct, Commissioner Duffy moved and Commissioner Clarke seconded a motion to adjourn the Regular Board meeting at 8:42 p.m.

By a unanimous voice vote; **Motion Carried.**

Minutes Approved on August 8, 2022.

Respectfully Submitted,

*Catherine Serbin*

Catherine Serbin  
Executive Administrative Assistant