

Lombard Park District  
Board of Park Commissioners  
Regular Board Meeting  
Sunset Knoll Recreation Center  
Tuesday, December 18, 2018 – 6:30 p.m.

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

Upon roll call being taken, the following commissioners were present:

Commissioners:                 Dave Kundrot, President  
  Sarah Richardt, Vice President  
  Bob Bachner, Commissioner  
  Mike Kuderna, Commissioner  
  Greg Ludwig, Commissioner  
  Peter Nolan, Commissioner

Staff:                                 Paul W. Friedrichs, Executive Director  
  Joe McCann, Director of Recreation  
  Andrea Chiappetta, Director of Finance & Personnel  
  Bill Sosnowski, Superintendent of Parks  
  Margie Fugiel, Recording Secretary

Absent:                                 Jim Scalzo, Commissioner

Guest:                                 Barb Kruser, Library Director  
  Dave Lemar, Resident  
  Ken and Mary Marshall, Residents

The meeting began with the Pledge of Allegiance.

President Kundrot requested approval of the December 18, 2018 Agenda.

**Commissioner Kuderna made a motion to approve the December 18, 2018 Regular Board Meeting Agenda. Vice President Richardt seconded the motion. On a call for the vote, six ayes (Bachner, Kuderna, Kundrot, Ludwig, Nolan, Richardt). Motion carried.**

President Kundrot requested approval of the minutes of the Regular Board Meeting of November 27, 2018.

**Commissioner Kuderna made a motion to approve the minutes of the Regular Board Meeting of November 27, 2018. Commissioner Ludwig seconded the motion. On a call for the vote, six ayes (Bachner, Kuderna, Kundrot, Ludwig, Nolan, Richardt). Motion carried.**

### Correspondence

The District received a thank you letter from the Lombard-Villa Park Food Pantry in appreciation for the donation made from the District's annual Mutt Strut.

The Glenbard East and North Swim Co-op sent a picture thank you card to the District.

### **Presentations**

Program Managers Kinsinger and Herrmann were on hand to present the 2018 Coach of the Year Awards to CJ Mikucki - Youth Basketball, James Robinette - Spring Soccer, Tim Clifford - Softball, and Christopher Derks - Fall Soccer. A photo op followed.

Staff recognitions followed as Executive Director Friedrichs celebrated his 20 years with the District. President Kundrot thanked him for the many years of dedicated service to the Lombard Park District. A photo op followed.

### **Citizens Wishing to Address the Board**

None

### **Consent Agenda**

None

### **Financial Reports**

Commissioners reviewed the November 2018 Payroll and Bills/Check Register and the November 2018 Revenue and Expense Reports.

**Vice President Richardt moved to approve payment of the November 2018 accounts payable and payroll in the amount of \$663,154.74. Accounts payable checks #102947-#103067 in the amount of \$328,524.59; payroll checks #75478-#75491, #75493-#75506, and #75509 in the amount of \$10,052.58; deduction checks #75492 and #75507-#75508 in the amount of \$181,617.19; direct deposit checks #98683D-#98688D, #98849D-#98862D, and #98861D-#98862D in the amount of \$142,960.38. Commissioner Kuderna seconded the motion. On a roll call, six ayes (Kundrot, Richardt, Bachner, Kuderna, Ludwig, Nolan). Motion carried.**

### **Staff Reports**

Commissioners briefly reviewed the Director of Finance and Personnel's Monthly Report. Director Chiappetta summarized the fund balances and was available to answer questions.

Commissioners briefly reviewed the Superintendent of Parks' Monthly Report. Superintendent Sosnowski reported that due to the nice weather, staff has been able to accomplish many outdoor tasks.

Commissioners briefly reviewed the Director of Recreation's Monthly Report. Director McCann provided an updated Holiday Lights and special events attendance numbers. Staff was excited to report that Madison Meadow Athletic Center reached the 3000 member mark this week which exceeded expectations.

Commissioners briefly reviewed the Superintendent of Golf Operation's Monthly Report. Director McCann reported that the golf course drainage project has been completed. Clubhouse Manager Watson

has given his notice as he plans to move to Nevada. The District wishes him much luck in future endeavors.

Commissioners briefly reviewed the Executive Director's Monthly Report. Executive Director Friedrichs reminded the Board that December 21 will be the last Weekly until January 11, 2019. Those Commissioners attending conference, please respond to the email luncheon invitation.

### **Unfinished Business**

Director Chiappetta presented a summary of changes and looked for an approval on first reading of the 2019 Annual Operating Budget.

**Vice President Richardt moved to tentatively approve the proposed 2019 Annual Operating Budget in the amount of \$10,608,623 upon first reading and place on public display in accordance with state statute as presented. Commissioner Bachner seconded the motion. On a roll call, six ayes (Richardt, Bachner, Kuderna, Ludwig, Nolan, Kundrot). Motion carried.**

### **New Business**

Commissioners reviewed Ordinance #18-504 Tax Levy Ordinance.

**Commissioner Ludwig moved to approve Ordinance #18-504 Tax Levy Ordinance in the amount of \$4,463,313 as presented. Commissioner Nolan seconded the motion. On a roll call, six ayes (Bachner, Kuderna, Ludwig, Nolan, Kundrot, Richardt). Motion carried.**

Commissioners reviewed the IPRA Conference Per Diem Policy.

**Vice President Richardt moved to approve all Board of Park Commissioners participation in and travel to the IAPD/IPRA 2019 Annual Conference which includes the allowed per diem amounts for meals, travel, and lodging which shall not exceed \$850 each. Commissioner Kuderna seconded the motion. On a roll call, six ayes (Ludwig, Nolan, Richardt, Kundrot, Kuderna, Bachner). Motion carried.**

Executive Director Friedrichs discussed the email received from Library Director Kruser regarding their construction needs.

Vice President Richardt provided the Board with a summary from the meeting between library and Park District representatives held on November 29, 2018 and stated the following:

I have participated in almost every meeting with the Helen Plum Library since January 2017. These discussions have culminated in this four point email that was sent to Executive Director Friedrichs by Director Kruser on December 13, 2018 at 2:36pm. I am extremely disappointed with what has been sent for a number of reasons. We discussed many points at this meeting asking for specific items to vote on and this is what was given: I will talk about point one last.

Point 2 - "Address access and utilities." This is too vague for the Lombard Park District Board to make an educated decision. What is needed, where, and adding in a "potential" for more again, leads us too much into interpretation for us to make a decision.

Point 3 - The Library is seeking "temporary" use by the library of a limited amount for air rights. For what purpose? For how long? Liability? What time of year? If this is for a crane, how much of the park will have to be inaccessible for safety reasons? I cannot make an affirmative decision without this information given.

Point 4 - From our limited knowledge of the plans (we had a copy of the plans that we borrowed from the Village at our last meeting, Helen Plum Library was to give us our own set and we have yet to receive them) that have been given to the public and to the Village, calls for new construction of the plaza but in point four talks about only renovations and repairs to the plaza. Again, confusing to us.

We asked for all past and present legal fees regarding this issue be paid for by the Library. Helen Plum Library came back with "reasonable expenses" which is too vague for us to vote on leaving up to interpretation what "reasonable" means.

Finally in the meeting many things were asked for.

- a. Our own set of plans
- b. A memo indicating the current height of the plaza and what will be the new finished height
- c. Approval of brick pavers into Lilacia Park to create continuity of new driveway and existing park

Finally in POINT 1 – Helen Plum Library wants permission for a shared driveway with an updated IGA. In 1977 we approved an IGA that in 2017 was mocked and called antiquated. Any future agreement with the Helen Plum Library for this location has become suspect as we do not know in the future how the library will want to disregard any agreements.

Although it was not from the board, Director Friedrichs asked for them to reconsider the 2017 offer that would give them one continuous building with a property swap. They turned us down in 2017 because they did not want to go to the village for a setback variance. This current plan will require setback variances. They did not respond.

President Kundrot stated the following:

In November of 2016 the Helen Plum Library passed a referendum for a permanent tax increase to the residents of Lombard. Nowhere in the referendum question were the words "new building" or "location." The only thing the residents approved was a tax increase.

Issues for a new building such as building setbacks, storm water issues, onsite parking, property line issues and air rights owned by the Lombard Park District were never addressed before the referendum was voted on and passed. This put the entire project behind the eight ball.

Three weeks after the election it was Director Friedrichs who contacted the library to inform them the referendum passed and asked if they wanted to start discussions. Director Friedrichs, Commissioner Richardt and I attended the first meeting with the library in December of 2016. At that meeting I told them we wanted to see plans for a new building that did not encroach on the property line or air rights owned by the Park District. I also wanted to see the current elevation of the existing building and the elevation of the new building. After two years I have yet to see any of that.

In the past two years the library has made demands of the Park District and told us what they wanted. Members of the library board have made comments that this will be shoved through the Park District. These were not discussions or negotiations, these were demands made of the Lombard Park District.

The Park District has been portrayed as the "bad guys" in this process. There is nothing further from the truth. The Park District has spent considerable time, money and resources to work with our neighbors. This good faith effort has not been reciprocated. I have a major problem with what I consider a lack of trust on the part of the library and their lack of competence of this entire process.

We are here to be champions for the parks. I have yet to be personally contacted by any resident asking me to support the library project. I have been contacted by numerous residents asking me to protect Lilacia Park and not let a new building be constructed on the current library site. I feel the proposed project is too dense for this property. It is not safe to have patrons cross the street when there are other options. This building situation is very similar to when the Village Hall moved in the late 1970's from 48 N. Park in the downtown to its present location. Everyone who lived near the Village Hall did not want it moved. The rest of the Village was in favor of it, as shown by a referendum done at that time.

The original plans for Lilacia Park show the park going all the way to the corner of Park and Maple. I will not support any future involvement of the Park District for the current library project, as proposed, at this location.

After two years of discussions, no construction plans have been provided to the Park District. It was the unanimous consensus of the Board that based on the insufficient information, vague email requests, and limited knowledge of the construction plans, the Lombard Park District is unable to approve any library requests.

**Vice President Richardt moved to have the Lombard Park District discontinue any and all discussions and/or negotiations with the Helen Plum Library Board and staff regarding construction of a new building at the current location unless at the sole expense of the library District, a mutually agreed upon mediator is contracted to negotiate either the reconsideration of the Park District's offer made on November 6, 2017 or a building relocation somewhere else by way of land swap on Park District property. Commissioner Kuderna seconded the motion. On a roll call, six ayes (Nolan, Richardt, Kundrot, Kuderna, Bachner, Ludwig). Motion carried.**

### **Commissioner Comments**

Congratulations on the success of Holiday Lights in Lilacia Park and Happy Holidays.

**There being no further discussion, Commissioner Kuderna moved to adjourn the Regular Board Meeting and move into Closed Session: 2(c)21 Semi-Annual Review of Closed Session Minutes, and 2(c)1 Performance of an Employee. Commissioner Ludwig seconded the motion. On a roll call, six ayes (Richardt, Kundrot, Kuderna, Bachner, Ludwig, Nolan). Motion carried.**

**Commissioner Bachner made a motion to adjourn the closed meeting and reconvene the regular meeting. Commissioner Ludwig seconded the motion. On a call for the vote, six ayes (Bachner, Kuderna, Kundrot, Ludwig, Nolan, Richardt). Motion carried.**

President Kundrot said that the Board met in Closed Session under Section 2(c)21 and 2(c)1 and no final action was taken.

**Commissioner Ludwig stated that The Board of Park Commissioners conducted their semi-annual review of closed session minutes and determined that the need for confidentiality still exists as to all or part of closed session minutes. Also, Commissioner Ludwig moved to release the June 27,**

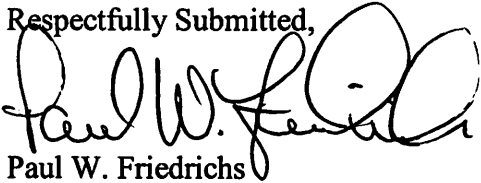
**2017 and June 26, 2018 closed session minutes and authorize staff to dispose any closed session meeting recordings. Commissioner Richardt seconded the motion. On a roll call, six ayes (Kundrot, Richardt, Bachner, Kuderna, Ludwig, Nolan). Motion carried.**

President Kundrot recommended a 3.5 percent salary increase for Executive Director Friedrichs. All commissioners were in favor.

**Vice President Richardt moved to approve a 3.5 percent salary increase for Executive Director Friedrichs. Commissioner Bachner seconded the motion. On a roll call, six ayes (Richardt, Bachner, Kuderna, Ludwig, Nolan, Kundrot). Motion carried.**

**There being no further business at 7:42 p.m., Commissioner Kuderna made a motion to adjourn the Regular Board Meeting of December 18, 2018. Vice President Richardt seconded the motion. On a call for the vote, six ayes (Bachner, Kuderna, Kundrot, Ludwig, Nolan, Richardt). Motion carried.**

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Paul W. Friedrichs". The signature is written in a cursive style with a large, prominent initial "P".

Paul W. Friedrichs  
Secretary

PWF/mef