

**APPROVED**

**SPECIAL BOARD MEETING**

A Special Meeting of the Mt. Prospect Park District, Cook County, Illinois, was held on Tuesday, September 9, 2014 at Central Community Center Facility of said Park District. President Kurka called the meeting to order at 6:00 p.m. On roll call, the following officers and commissioners were present:

Steve Kurka  
Tim Doherty  
Bill Starr  
Ray Massie  
Sue Walsh

**Administrative Staff:**

Greg Kuhs, Executive Director  
Jim Jarog, Director of Parks & Planning  
Teri Wirkus, Executive Professional Compliance Manager

**Professionals:**

Thomas Hoffman, Attorney

Visitors: None

**CHANGES OR ADDITIONS TO AGENDA**

**Discussion:**

**Commissioner Walsh:**

- Requested additions to the agenda concerning discussion on the contracts (original contracts for Majewski & Cup Site) she had requested/received.  
Executive Director Kuhs explained the requested copies were given to Commissioner Walsh; Agreement's being referred to - original Cup Site and Majewski Park agreements;  
The current leases for these areas will need to be amended to reflect the removal of property the Illinois Tollway will be acquiring from MWRD.  
Tom Hoffman, Attorney explained the agreements are in each case a lease between the Park District and MWRD (Cup Site and Majewski Park); need revised leases due to the Tollway acquiring parts of the leased land. The park district will also be requesting an amendment/extension for the lease of the Cup Site from MWRD to allow additional time to develop future plans for capital improvements on this property.

**Commissioner Walsh:**

- Requested again additions to the Agenda for today's meeting - discussion of the original two leases and extensive (long term) capital improvement plan.  
President Kurka:
  - Stated a Special Board Meeting in October has been scheduled for Capital Improvements.  
Tom Hoffman cautioned having discussions of matters not on the Agenda; part of the idea to have a special meeting is to inform the public of what is specifically this meeting is called for (so the public can be part of the discussion).

Commissioner Walsh:

- Indicated she could not find where the leases were approved by the Park Board in past Board Minutes.

President Kurka:

- The original leases are binding agreements.  
Tom Hoffman explained how leases (governmental agreement) work between MWRD and the Park District.

Commissioner Walsh:

- Couldn't find the original agenda/minutes when the last amendment was accepted.  
Discussion on legality of leases (contracts etc.); what needs to be signed by the board; check minutes for the signed 2012 amendment.

President Kurka:

- Additions to the September 24 Board Meeting Agenda: Discussion on Board approval policies for leases and contracts; dollar amounts and law requirements (if any); the leases are valid and accepted by MWRD.

### **APPROVAL OF AGENDA**

Commissioner Massie motioned to approve the agenda; seconded by Commissioner Starr and carried by unanimous voice approval.

### **PUBLIC COMMENT**

None

### **ADOPTION ITEMS**

- A. Approval of the Intergovernmental Agreement among the Illinois State Toll Highway Authority, the Metropolitan Water Reclamation District of Greater Chicago and Mt. Prospect Park District.
  - MPPD leases property (Cup Site) from MWRD. The Illinois Toll Highway Authority (Toll way) is interested in removing all of Pile B (possible portions of Pile A) for the use of their upcoming highway construction projects with the timeline; since MPPD leases this property and may eventually be interested in developing portions of this area for recreational use, MPPD has been included in this Intergovernmental Agreement.
  - There is a digital reader sign (owned by MPPD) on a parcel of land at Majewski Park that is being acquired by the Toll way; park district lead to believe by the Toll way we could leave the sign for a few years (with a permit); the sign will have to come down in the future; MWRD will provide MPPD with some funds toward a new sign; MPPD will figure out how to finance a new sign which would need to be installed in a different location at Majewski Park when the time comes.

Discussion:

Commissioner Walsh:

- What is our agreement with the Cup Site; any MPPD responsibilities.  
Tom Hoffman summarized that there most likely is a standard environmental agreement - ex: if we create hazards waste at the location then responsible to clean it up; financial obligation to maintain the grounds; MWRD additional insured on MPPD policy; explained the program formula at Majewski; discussed how many years for the dirt removal (could be up to 11 years).
- Discussion concerning the original Cup Site agreement.

Commissioner Massie:

- Green & White Soccer Club has worked on the upkeep of the building at Majewski (which is owned by MWRD) with no expense to MPPD.
- Executive Director Kuhs stated he believed that all utilities for Green & White clubhouse are paid by the Mt. Prospect Park District.

Executive Director Kuhs explained again this amendment addresses changing the lease because the Tollway is acquiring property from MWRD - some of which MPPD currently leases from MWRD. Tom Hoffman, attorney discussed the possible future for the property and possibilities of what could happen. Executive Director Kuhs said the park district pays for all utilities at the house at Majewski which is currently used by Green & White Soccer Club.

Motion

Commissioner Doherty motioned “I move that the Intergovernmental Agreement among the Illinois State Toll Highway Authority, the Metropolitan Water Reclamation District of Greater Chicago and Mt. Prospect Park District, and to authorize the Executive Director to execute and deliver same with such changes, if any, as do not affect the Park District, as explained to the Commissioners this evening; seconded by Commissioner Massie.

<u>Roll Call Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Commissioner Doherty	X		
Commissioner Klicka			X
Commissioner Kurka	X		
Commissioner Massie	X		
Commissioner Starr	X		
Commissioner Tenuta			X
Commissioner Walsh	X		

Motion carried.

Discussion:

Commissioner Walsh discussed when the Capital/Budgets should be handed out.  
Executive Director Kuhs explained the timeline on when the information would be presented.

ADJOURNMENT

There being no further business to discuss Commissioner Starr moved to adjourn to the Special Board Meeting at 6:34 p.m.; seconded by Commissioner Doherty and carried by unanimous voice approval.

Respectfully submitted

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Bill Starr, Secretary