

**DES PLAINES PARK DISTRICT  
EXECUTIVE SESSION MINUTES  
TUESDAY JANUARY 21, 2014**

The Des Plaines Park District Board of Commissioners convened into Executive Session on Tuesday January 21, 2014 at 8:40 p.m. in the David L. Markworth Board Room of the ALC in accordance with the Park District Code 70 ILCS 1205 Paragraph 120, pertaining to matters related to personnel, closed session minutes, litigation or the setting of a price for sale or lease of property owned by the Des Plaines Park District, or the purchase of property. Commissioners present included: President Weber, Grady, Rosedale, Yates and Haas. Also present was Executive Director Hecker, Superintendent of Parks and Planning Paul Cathey and Assistant Executive Director Donald Miletic.

**APPROVAL OF EXECUTIVE SESSION MINUTES OF DECEMBER 17, 2013**

Commissioner Rosedale moved to approve the Closed Session Minutes of December 17, 2013 as presented. Commissioner Grady moved to second the motion.

Discussion: None

All Commissioners present voted in favor by acclamation.

Motion Carried 5 – 0

**TERMINATION OF FULL TIME EMPLOYEE**

Assistant Executive Director Don Miletic presented a verbal report to the Board in regard to Landscape II employee Walter Stasch and his inability to perform the essential functions of his job description due to a disability. Mr. Stasch was on FMLA for an extended period of time waiting for a determination from IMRF as to his status relative to disability. Mr. Miletic indicated that the District does not have any alternative duty that Mr. Stasch can perform. Mr. Miletic indicated that the District has been in frequent contact with PDRMA on the matter and that it is PDRMA's opinion that Mr. Stasch needs to be in personal contact with both the Social Security Administration and the Illinois Municipal Retirement Fund to determine what benefits are available to him. Mr. Miletic informed the Board that Mr. Stasch employment with the Des Plaines Park District will be terminated.

Superintendent Cathey left the Meeting at 9:10 p.m.

**PERFORMANCE OF PART-TIME EMPLOYEE/RESIGNATION**

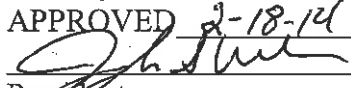
Executive Director Hecker updated the Board on a matter related to the performance of Des Plaines Park District Community Band Conductor Lawrence Carle. A recent survey of Community Band members was taken by Park District staff and indicated that membership has dropped off significantly in recent years with several members indicating that a change in leadership is needed. District staff met with Mr. Carle and explained that a new conductor will be hired and that his resignation is requested.

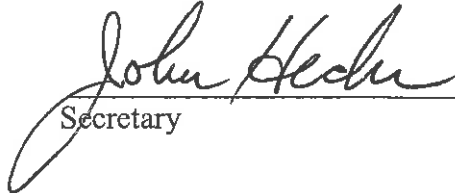
**APPOINTMENT OF INCOMING EXECUTIVE DIRECTOR**

Assistant Executive Director Don Miletic left the meeting at 9:21 p.m.  
The Board met with Executive Director John Hecker to review the transition process of Don Miletic taking on additional responsibilities in anticipation of assuming the Executive Director position on June 21, 2014. The Board asked Director Hecker to summarize Mr. Miletic's progress.  
Executive Director Hecker left the meeting at 9:32 p.m.  
The Board discussed the specific contents of the proposed Executive Director Employment Agreement.  
Mr. Miletic re-joined the meeting at 10:20 p.m.  
The Board reviewed the specific contents of the proposed Executive Director Employment Agreement with Mr. Miletic.

**ACTION TO RETURN TO OPEN SESSION**

Commissioner Grady moved to return to Open Session at 10:44 p.m.  
Commissioner Rosedale moved to second the motion with all Commissioners voting in favor by acclamation.

APPROVED 2-18-14 5-0  
  
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President

  
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Secretary

**DES PLAINES PARK DISTRICT  
EXECUTIVE SESSION MINUTES  
TUESDAY FEBRUARY 18, 2014**

The Des Plaines Park District Board of Commissioners convened into Executive Session on Tuesday February 18, 2014 at 9:25 p.m. in the David L. Markworth Board Room of the ALC in accordance with the Park District Code 70 ILCS 1205 Paragraph 120, pertaining to matters related to personnel, closed session minutes, litigation or the setting of a price for sale or lease of property owned by the Des Plaines Park District, or the purchase of property. Commissioners present included: President Weber, Grady, Rosedale, Yates and Haas. Also present was Executive Director Hecker and Assistant Executive Director Donald Miletic.

**APPROVAL OF EXECUTIVE SESSION MINUTES OF JANUARY 21, 2014**

Commissioner Rosedale moved to approve the Closed Session Minutes of January 21, 2014 as presented. Commissioner Grady moved to second the motion.

Discussion: None

Upon calling the roll, the following Commissioners voted in favor of the motion: Rosedale, Grady, Yates, Haas and President Weber.

Motion Carried 5 – 0

**POSSIBLE SALE OR LEASE OF DISTRICT LAND**

Executive Director Hecker updated the Board on a meeting that was held on Friday February 14, 2014 in regard to the grocery store Mariano's interest in building a store on the former coach bus refurbishment company property located at the northeast corner of Golf Road and Mt. Prospect Roads. The meeting included; Hecker, Alderman Dick Sayad, Dean Kelley, President of Abbott Land and Investment Corp (developer for Mariano's), and Commissioner Grady and President Weber along with Assistant Executive Director Don Miletic.

Alderman Sayad indicated that Mariano's can only do the project on the existing nine acres of former bus company property if the Park District will sell a portion of Blackhawk Park for a southeast access drive off of Golf Road. The meeting attendees discussed alternative options and reviewed an aerial view of both sites. Also discussed was the legal requirements that the Park District must follow in regard to any sale, lease or conveyance of Park District owned real estate.

Dean Kelley indicated that he would work up some conceptual drawings for further consideration. It was the consensus of the four representatives from the Park District that any land sale, swap, conveyance or lease would have to be strongly in the best interests of the surrounding residents and would benefit the entire Park District.

**TERMINATION OF FULL TIME EMPLOYEE**

Assistant Executive Director Don Miletic presented a verbal report to the Board in regard to Landscape II employee Walter Stasch and his recent termination due to his inability to perform the essential functions of his job description. As stated at the last Park Board Executive Session in January 2014, PDRMA has been consulted during the entire period that Mr. Stasch was on FMLA Leave. Mr. Miletic assisted Mr. Stasch with his Social Security Disability.

Executive Director Hecker left the Meeting at 9:42 p.m.

**INCOMING EXECUTIVE DIRECTOR EMPLOYMENT AGREEMENT**

The Board met with Assistant Executive Director Don Miletic to confirm the terms of the Incoming Executive Director Employment Agreement.

**ACTION TO RETURN TO OPEN SESSION**

Commissioner Rosedale moved to close Executive Session and Return to Open Session at 9:46 p.m.

Commissioner Grady moved to second the motion with all Commissioners voting in favor by acclamation.

APPROVED <sup>40-1</sup>

  
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President

  
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Secretary

**DES PLAINES PARK DISTRICT  
EXECUTIVE SESSION MINUTES  
TUESDAY MARCH 18, 2014**

The Des Plaines Park District Board of Commissioners convened into Executive Session on Tuesday March 18, 2014 at 8:54 p.m. in the David L. Markworth Board Room of the ALC in accordance with the Park District Code 70 ILCS 1205 Paragraph 120, pertaining to matters related to personnel, closed session minutes, litigation or the setting of a price for sale or lease of property owned by the Des Plaines Park District, or the purchase of property. Commissioners present included: President Weber, Grady, Rosedale, and Haas. Commissioner Yates was absent. Also present was Executive Director Hecker and Assistant Executive Director Donald Miletic.

**APPROVAL OF EXECUTIVE SESSION MINUTES OF FEBRUARY 18, 2014**

Commissioner Rosedale moved to approve the Closed Session Minutes of February 18, 2014 as presented. Commissioner Haas moved to second the motion.

Discussion: None

Upon calling the roll, the following Commissioners voted in favor of the motion: Rosedale, Grady, Haas and President Weber.

Motion Carried 4 – 0-1 Absent

**STAFF REPORTS: PERSONNEL**

Organizational Chart Revisions

Positions and Titles and Salary Structuring for 2014/2015

Full Time Salary Administration for 2014/2015

Employee Health, Dental, Vision and Life Insurance Benefits

Assistant Executive Director Don Miletic reviewed the staff reports listed above with the Board of Commissioners.

**POSSIBLE SALE OR LEASE OF DISTRICT LAND**

Executive Director Hecker updated the Board on a second meeting that was held on Tuesday March 18, 2014 in regard to the grocery store Mariano's interest in building a store on the former coach bus refurbishment company property located at the northeast corner of Golf Road and Mt. Prospect Roads. The meeting included; Hecker, Dean Kelley, President of Abbott Land and Investment Corp (developer for Mariano's), Commissioner Grady, Assistant Executive Director Don Miletic and Superintendent of Parks and Planning Paul Cathey. During the meeting, Dean Kelley presented a site plan depicting the Mariano Grocery store, a parking lot with 446 spaces and an entrance drive on existing park property at Black Hawk Park.

The Board discussed the site plan as depicted and requested that staff seek a proposal from Brusseau Design Group for one or more conceptual plans showing park improvements on the site. Developer to be responsible for any and all costs for the plans.

**RETURN TO OPEN SESSION**

Commissioner Rosedale moved to return to Open Session at 10:16 p.m. Commissioner Grady moved to second the motion with all Commissioners present voting in favor. Commissioner Yates absent.

APPROVED

President

Secretary

**DES PLAINES PARK DISTRICT  
EXECUTIVE SESSION MINUTES  
TUESDAY APRIL 15, 2014**

The Des Plaines Park District Board of Commissioners convened into Executive Session on Tuesday April 15, 2014 at 8:29 p.m. in the David L. Markworth Board Room of the ALC in accordance with the Park District Code 70 ILCS 1205 Paragraph 120, pertaining to matters related to personnel, review of closed session minutes, semi-annual review of closed session minutes, litigation or the setting of a price for sale or lease of property owned by the Des Plaines Park District, or the purchase of property. Commissioners present included: President Weber, Grady, Rosedale, Yates and Haas. Also present was Executive Director Hecker, Assistant Executive Director Donald Miletic and Superintendent of Parks and Planning Paul Cathey.

**APPROVAL OF EXECUTIVE SESSION MINUTES OF MARCH 18, 2014**

Commissioner Rosedale moved to approve the Closed Session Minutes of March 18, 2014 as presented. Commissioner Grady moved to second the motion.

Discussion: None

Upon calling the roll, the following Commissioners voted in favor of the motion: Rosedale, Grady, Yates, Haas and President Weber.

Motion Carried 5 – 0

**SEMI-ANNUAL REVIEW OF CLOSED SESSION MINUTES**

Executive Director Hecker reported that he and Commissioner Rosedale reviewed the minutes from Closed Sessions to determine if the need for confidentiality still existed for any or all of the Closed Session Meeting Minutes. The Board reached a consensus that no Executive Session Minutes should be released, as the need for confidentiality still exists for those minutes withheld from public release.

**POSSIBLE SALE OR LEASE OF DISTRICT LAND**

Executive Director Hecker updated the Board on the status of on-going discussions with the developer Abbott Land and Investment Corp. in regard to the grocery store Mariano's interest in building a store on the former coach bus refurbishment company property located at the northeast corner of Golf Road and Mt. Prospect Roads. Mariano's has indicated that they can only do the project on the existing nine acres of former bus company property if the Park District will sell, convey or lease a portion of Blackhawk Park for a southeast access drive off of Golf Road.

Park District staff requested a proposal from the Brusseau Design Group, LLC for Conceptual Planning Services for the renovation of Blackhawk Park. Dean Kelley, President of Abbott Land and Investment Corp agreed to fund \$5,750.00 for the Conceptual Planning Services. Executive Director Hecker informed Mr. Kelley that the expectation from the Des Plaines Park District would be that in exchange for providing

the southeast access drive off of Golf Road thru the park property, Mariano's or the developer would fund a major renovation of Blackhawk Park that could cost \$250,000.

**LAND ACQUISITION AT FOREST ROAD AND JEANETTE STREET**

The Board discussed the possible acquisition of 3 residential lots located at the corner of Forest and Jeanette. It was the consensus of the Board that there were other properties available that should be considered with a higher priority, including the property north of Winnebago Park allowing access from Algonquin Road.

Also discussed were properties for sale east of the district owned Oakwood Residential property located at 1340 Oakwood.

**CONTINUATION OF HEALTH COVERAGE FOR RETIRING EXECUTIVE DIRECTOR**


Executive Director Hecker requested that the Board consider funding a portion of his Health Insurance premium until he reaches the age of 65. The Board requested that the Executive Director present a proposal back to the Board at the May 20, 2014 Park Board Meeting for their consideration.

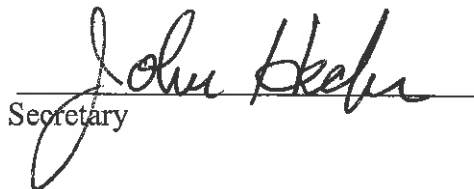
**ACTION TO RETURN TO OPEN SESSION**

Commissioner Grady moved to close Executive Session and Return to Open Session at 9:32 p.m.

Commissioner Haas moved to second the motion with all Commissioners voting in favor by acclimation.

APPROVED

  
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President

  
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Secretary



**DES PLAINES PARK DISTRICT  
EXECUTIVE SESSION MINUTES  
TUESDAY JUNE 17, 2014**

The Des Plaines Park District Board of Commissioners made a motion by Commissioner Grady and second by Commissioner Haas to enter into Executive Session on Tuesday May 20, 2014 at 8:29 p.m. in the David L. Markworth Board Room of the ALC in accordance with the Park District Code 70 ILCS 1205 Paragraph 120, pertaining to matters related to personnel, review of closed session minutes, semi-annual review of closed session minutes, litigation or the setting of a price for sale or lease of property owned by the Des Plaines Park District, or the purchase of property. Commissioners present included: Vice President Haas, Grady, and Yates. Also present was Executive Director Hecker, and Assistant Executive Director Donald Miletic.

**APPROVAL OF EXECUTIVE SESSION MINUTES OF APRIL 15, 2014**

Commissioner Yates moved to approve the Closed Session Minutes of May 20, 2014 as presented. Commissioner Grady moved to second the motion.

Discussion: None

Upon calling the roll, the following Commissioners voted in favor of the motion: Grady, Yates, and Haas.

Absent: President Rosedale and Commissioner Weber

Motion Carried 3 – 0 – 2

**POSSIBLE SALE OR LEASE OF DISTRICT LAND**

Assistant Executive Director Miletic updated the Board on the status of on-going discussions with the developer Abbott Land and Investment Corp. in regard to the grocery store Mariano's interest in building a store on the former coach bus refurbishment company property located at the northeast corner of Golf Road and Mt. Prospect Roads.

Park District staff presented concept three from the Brusseau Design Group, LLC for Conceptual Planning Services for the renovation of Blackhawk Park. The project included a playground, pathway, shelter, lighting along pathway, removal of the baseball field to incorporate open space for a soccer field. The project costs for this concept was around \$555,000. Discussion on this concept proceeded to include potential areas for detention and how it would benefit the community as a whole if Mariano's would build at the corner of Golf and Mt. Prospect Road.

There was consensus from the Park Board to proceed with this concept #3 and move forward with talks with Abbott Land and Investment Corporation.

**PROPERTY ACQUISITION ON 1350 OAKWOOD**

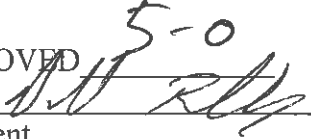
Commissioner Haas asked if there was any news on this property. Assistant Executive Director indicated to the Park Board that maintenance staff was to take a look at the property and he

would be getting back to them. Superintendent of Parks & Golf and Assistant Executive Director did look at the property and thought it had future benefits for the Park District.

Commissioner Grady agreed the property is strategically located and held value for growth in the maintenance department.

**ACTION TO RETURN TO OPEN SESSION**

Commissioner Yates moved to close Executive Session and Return to Open Session at 8:58 p.m. Commissioner Grady moved to second the motion with all Commissioners voting in favor by acclimation.

APPROVED <sup>5-0</sup>  
  
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President

  
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Secretary

**DES PLAINES PARK DISTRICT  
EXECUTIVE SESSION MINUTES  
TUESDAY JULY 15, 2014**

The Des Plaines Park District Board of Commissioners made a motion by Commissioner Grady and second by Commissioner Haas to enter into Executive Session on Tuesday July 15, 2014 at 7:54 p.m. in the David L. Markworth Board Room of the ALC in accordance with the Park District Code 70 ILCS 1205 Paragraph 120, pertaining to matters related to personnel, review of closed session minutes, semi-annual review of closed session minutes, litigation or the setting of a price for sale or lease of property owned by the Des Plaines Park District, or the purchase of property. Commissioners present included: President Rosedale, Commissioners Haas, Grady, Yates and Weber. Also present was Executive Director Miletic.

**APPROVAL OF EXECUTIVE SESSION MINUTES OF JUNE 17, 2014**

Commissioner Grady moved to approve the Closed Session Minutes of June 17, 2014 as presented. Commissioner Haas moved to second the motion.

Discussion: None

Upon calling the roll, the following Commissioners voted in favor of the motion: Haas, Grady, Yates, Weber and President Rosedale.

Motion Carried 5 - 0

**POSSIBLE SALE OR LEASE OF DISTRICT LAND**

Assistant Executive Director Miletic updated the Board on the status of on-going discussions with the developer Abbott Land and Investment Corp. in regard to the grocery store Mariano's interest in building a store on the former coach bus refurbishment company property located at the northeast corner of Golf Road and Mt. Prospect Roads.

Park District staff presented concept three with a water retention study from Mackie Consultants. Executive Director Miletic did say the study did meet the needs for both sites and concept #3 is the approved layout. He explained the main detention will be in an underground vault in Mariano's parking lot. Our parking lot will hold water in the event there is major flooding and the first to recede. There was also storage along the west area of our park with a water native planting bio swale and a small rain garden on the east side of the park.

Executive Director Miletic did mention the City of Des Plaines will need a letter from the Park District allowing a light on our property. Miletic said he would refer to attorney Greg MacDonald before sending the letter.

**PROPERTY ACQUISITION ON 1350 OAKWOOD**

There was Discussion on the Property located at 1350 Oakwood and we were to proceed with a Phase 1 EPA study to determine if the property is adequate for purchase. If the property has no environmental concerns then it is recommended to return to open session and to act on items discussed relating to this property. The agreed price to purchase 1350 Oakwood is \$230,000 with one year rent free for seller, Quality Neon owner John Gountanis.

**MISSING DEPOSIT**

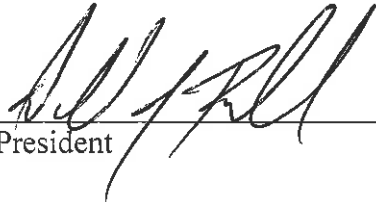
Executive Director Miletic informed the Park Board that there was missing cash at Mountain View around \$500. He did mention staff did a good job in updating controls at this site and examined all the sites.

The Park Board asked if the Police were called and staff did not call the police and did an internal investigation. The Park Board recommended police to be called in the future when money is missing and the Board informed the Executive Director more documentation and action in regards to staff performing their duties needs to be completed. Executive Director agreed and would look into the matter further.

**ACTION TO RETURN TO OPEN SESSION**

Commissioner Yates moved to close Executive Session and Return to Open Session at 8:58 p.m. Commissioner Grady moved to second the motion with all Commissioners voting in favor by acclamation.

APPROVED 4-0-1

  
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President

  
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Secretary

Approved 10-21-14

**DES PLAINES PARK DISTRICT  
EXECUTIVE SESSION MINUTES  
TUESDAY OCTOBER 21, 2014**

The Des Plaines Park District Board of Commissioners made a motion by Commissioner Grady and second by Commissioner Yates to enter into Executive Session on Tuesday October 21<sup>st</sup> at 8:40 p.m. in the David L. Markworth Board Room of the ALC in accordance with the Park District Code 70 ILCS 1205 Paragraph 120, pertaining to matters related to personnel, review of closed session minutes, semi-annual review of closed session minutes, litigation or the setting of a price for sale or lease of property owned by the Des Plaines Park District, or the purchase of property. Commissioners present included: President Rosedale, Commissioners Grady, Yates and Weber. Also present was Executive Director Miletic.

**DISCUSSION OF EXECUTIVE SESSION MINUTES OF JULY 15, 2014**

We reviewed the Executive session minutes of the July 15, 2014 meeting and will approve in regular session as discussed in Executive Session.

**APPROVAL OF RELEASE OF EXECUTIVE SESSION & DESTRUCTION OF RECORDINGS**

Approval and Release of Executive Session minutes from October 25, 2005, November 15, 2005, September 28, 2006, and October 15, 2013 were presented by Executive Director Miletic and reviewed by President Rosedale prior to presenting to the all Commissioners. The Park Board of Commissioners discussed the items and felt there was no need to keep the minutes and recordings of the above dates.

**POSSIBLE SALE OR LEASE OF DISTRICT LAND**

Executive Director Miletic updated the Board on the status of on-going discussions with the developer Abbott Land and Investment Corp. in regard to the grocery store Mariano's interest in building a store on the former coach bus refurbishment company property located at the northeast corner of Golf Road and Mt. Prospect Roads.

Executive Director Miletic updated the Park Board of Commissioners of what he had heard from Director of Economic Development George Sakas about the status of having a stop light on Golf Road. IDOT said it was going to be a big issue and they would recommend having it on Mt. Prospect Road. I did inform George that Dean Kelley from the Abbott Land & Investment Corp. is also looking at water detention uses for Blackhawk Park and it is not just merely the light. In addition, the Park District is not anticipating spending any dollars at Blackhawk Park for many years.

The Park Board of Commissioners agreed to wait and see what comes of the situation and that stop light or water detention will require renovation of Blackhawk Park. There still would need to be an agreement between Abbott Land and Investment Corp. and the Park District for the

agreed upon renovation even if there is no stop light and water detention at Blackhawk Park is needed.

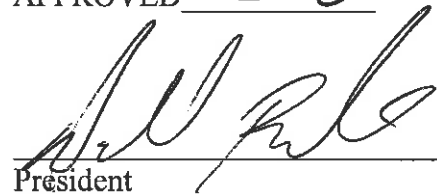
**PROPERTY ACQUISITION ON 1350 OAKWOOD**

The EPA Phase II study came back with no issues at the site. The Park District will pay half the cost of the study \$2,500 and a credit will be issued to the seller at the closing. The cost of the property is \$230,000 and the Park District had already agreed in the July 15, 2014 executive session meeting to move forward with the property as long as there were no environmental concerns. A close date for the property will be scheduled in the next month.

**ACTION TO RETURN TO OPEN SESSION**

Commissioner Grady moved to close Executive Session and Return to Open Session at 9:40 p.m. Commissioner Weber moved to second the motion with Commissioners voting in favor by acclimation. Commissioner Haas was Absent.

APPROVED 5-0

  
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President

  
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Secretary