



Board Meeting Minutes
September 23, 2025 – 6:00 pm
Community Center
600 N. Main Street, Wauconda, IL

1. Call to Order – Pledge of Allegiance
At 6:00 pm Commissioner Tallman called the meeting to order.
2. Roll Call: Commissioners – Berrelez, Carr, Bianco, Tallman, and Starkey
Commissioners Tallman, Bianco, and Berrelez were present along with Executive Director Staton and Director Babicz. Commissioners Starkey and Carr were absent. The following members of the public attended the meeting: JoAnn Freeman.
3. Approval of Minutes – September 9, 2025 – Regular Session Minutes
A motion to approve the Regular Session Minutes from September 9, 2025, was made by Commissioner Bianco and seconded by Commissioner Berrelez. Roll call: All aye.
4. Comments from the Public – Those wishing to comment during the public comment section of the Board Meeting may do so, provided they follow the District’s Public Comment Policy located on the District’s website at <https://www.waucondaparks.com/general/policies/>. Public comment will be limited to three (3) minutes for each speaker.
None
5. Communications
None
6. Approval of Disbursements – September 10, 2025 – September 23, 2025 = \$74,155.87
A motion to approve the disbursements from September 10, 2025-September 23, 2025, in the amount of \$74,155.87 was made by Commissioner Berrelez and seconded by Commissioner Bianco. Roll call: All aye.
7. Committee Reports
 - A.) Recreation
Director Babicz thanked the Board and Director Staton for the opportunity to attend the NRPA Conference last week. Her report included numbers for the Halloween House Decorating Contest, Scarecrow in the Park, and the Pajama Spa Party.
Discussion: Commissioner Berrelez asked Director Babicz to share some topics that she learned about at the NRPA Conference last week. Babicz talked about sessions

she attended on difficult conversations, Chat GPT, Halloween Town and Facebook analytics.

B.) Finance

Director Staton presented the Monthly Financial Report to the Board.

Discussion: Commissioner Bianco asked how full day Kindergarten has affected the CLUB program. Discussion was had on how to bring in additional revenue for Phil's Beach and Fitness First and monitoring of FEST beer tickets.

C.) Park Maintenance

Director Staton reported that the Parks Department has been focusing on basic park maintenance and has completed some smaller projects like repairing the dumpster enclosure at Cook Park and patching potholes in the As We Grow Preschool parking lot.

D.) W-Fest

Nothing to report.

E.) Comprehensive Plan

An update on the Comprehensive Plan is discussed at the first meeting of each month. Nothing to report at this meeting.

F.) Administration

Director Staton reviewed his written report. Highlights included an update on the Bangs Lake Outflow Project and Vandalism in Liberty Lake Subdivision.

Discussion: Commissioner Berrelez asked for more information on the Bangs Lake Outflow Project.

8. New Business

A) Public hearing concerning the intent of the Board of Park Commissioners to sell not to exceed \$850,000 of General Obligation Limited Tax Park Bonds of the District.

At 6:32 pm the Board entered the Public Hearing concerning the intent of the Board of Park Commissioners to sell not to exceed \$850,000 of General Obligation Limited Tax Park Bonds of the District. Commissioner Tallman opened the hearing by explaining the reasons for the bond issue, including payment of land condemned or purchased for parks, for the building, maintaining, improving, and protecting of the same and the existing land facilities of the District. Commissioner Tallman asked if the Board had any comments either orally or written to which the reply was none. He then asked if any members of the public had any additional comments either orally or written, to which the reply was none. Commissioner Tallman then announced that all people desiring to be heard had been given an opportunity to present. A motion to adjourn the public hearing was made by Commissioner Bianco and seconded by Commissioner Berrelez at 6:35 pm. Roll Call: All aye.

Other business not pertinent to the conduct of the Hearing was duly transacted after the conclusion of the hearing.

B) Discussion and Approval – Featherstone Contract – Construction Management and Other Services Associated with the Bangs Lake Marina Redevelopment Project.

A motion to approve the contract, upon final approval with corporate counsel, with Featherstone to act as Construction Manager and advisor for the Bangs Lake Marina Redevelopment Project at a cost not to exceed \$273,245 was made by Commissioner Berrelez and seconded by Commissioner Bianco. Roll call: All aye

Discussion: Commissioner Bianco asked questions about the contract and the pricing, making sure it is not more than the District intended.

C) Discussion and Approval – Pay Application #4- Osage Park Redevelopment Schroeder Asphalt

A motion to approve pay order #4 from Schroeder Asphalt in the amount of \$336,282.98 for work completed on the Osage Park Redevelopment Project was made by Commissioner Bianco and seconded by Commissioner Berrelez. Roll call: All aye

Discussion: Commissioner Tallman asked if the shrubbery is covered for one year. Director Staton advised the all the landscaping has a one-year warranty. Director Staton also stated he has a meeting tomorrow with Schroeder at Osage to review the final punch list items not yet completed.

D) Approval Shop Lease Termination Agreement – Wauconda Boat – September 30, 2025

A motion to approve the Termination of Shop Lease between the Wauconda Park District and CET Commercial Development, Inc was made by Commissioner Berrelez and seconded by Commissioner Bianco. Roll call: All aye.

Discussion: Director Staton reviewed the Termination Agreement with the Board per corporate counsel recommendation. Director Staton recommended to the Board that they approve the agreement. Commissioner Bianco asked about the rent that they pay and how that will affect the budget. Staton advised that it cost us a few thousand dollars in revenue, but staff was going to utilize the area for storage over the winter that would save the District a similar amount of money. Commissioner Bianco asked if the services are still needed at the Marina. Director Staton stated that Wauconda Boat will still have a presence on the lake as they will be renting piers from us and will simply take the boats that need repair back to their shop at Lake County Watersports.

9. Unfinished Business

None

10. Commissioner's Comment

None

11. Executive Session – If needed for the

1. Litigation – Pending or Imminent 5 ILCS 120/2 (c)(11)

2. Personnel – Appointment, employment, compensation, discipline, performance or dismissal of specific employees 5 ILCS 120/2 (c) (1)
3. Real Estate – Purchase or Lease (Buy) 5 ILCS 120/2(c)(5)
Setting Price for Sale/Lease 5 ILCS 120/2 (c) (6)

12. Issues to be voted on by the Board that were discussed in executive session
None

13. Adjournment

A motion to adjourn at 6:55 pm was made by Commissioner Berrelez and seconded by Commissioner Bianco. Voice vote: all aye, none opposed.

The Wauconda Park District is subject to the requirements of the American's With Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, are requested to contact Tim Staton at (847) 526-3610 promptly to allow the Wauconda Park District to make reasonable accommodations for these persons.