

**MINUTES  
VILLAGE OF DEER PARK  
SPECIAL VILLAGE BOARD AGENDA**

**January 10, 2011 • 7:00pm**

**Deer Park Vehe Barn  
23570 W. Cuba Road, Deer Park Illinois 60010**

**1) Pledge of Allegiance**

A Special meeting of the Board of Trustees of the Village of Deer Park was held on Monday, January 10, 2011, at Vehe Barn, 23570 W. Cuba Road, in the Village of Deer Park, in the counties of Lake and Cook, Illinois. President Kellermann called the meeting to order at 7:00 p.m. Village Officials and guests recited the Pledge of Allegiance.

**2) Roll Call and Determination of a Quorum**

Upon Roll Call, the following were present: President Kellermann, Trustees Evans, Kizior, Olson, Pratscher and Czarnik. Trustee Sands was absent.

Other Village Officials present were Village Administrator Connors, Clerk Schroeder, and Attorney Bateman. President Kellermann stated that there was a quorum.

Others present included representatives from the organizations of Barrington Competitive Baseball Club (BCBC), Barrington Youth Baseball and Softball (BYBS) and Ela Soccer.

**3) Approval of Agenda**

President Kellermann entertained a motion to amend the agenda by adding public comments.

***Motion: Trustee Pratscher moved, seconded by Czarnik, to amend the agenda by adding public comments.***

***Upon Voice Vote – 5 Ayes/0 Nays/1 Absent – Motion Carried. 5/0***

**4) Discussion of Draft Park Use Application Form\***

President Kellermann overviewed the presented form and suggested amendments to add *home phone number; cell phone number; and certificate of insurance.*

Trustee Evans indicated the certificate of insurance requirement is in the agreement. She explained process of the certificate of insurance and asked that the Village of Deer Park be added to the certificate of insurance as additionally insured. Trustee Evans further noted that another participant of the field use, Barrington Area Soccer Association was not present this evening; therefore she would provide (BASA) with a copy of the form.

President Kellermann pointed out that the Village must have a consistent policy for field use to keep the Village organized. President Kellermann noted that he has not seen any long term agreements in the past.

Trustee Evans pointed out that Ela Soccer is a multi-year agreement and asked the Board to work with Ela Soccer on the agreement.

President Kellermann mentioned the baseball fees used by Lake Zurich and Barrington rates. Lake Zurich fees are \$20 per hour for baseball; \$50 per game up to 3 games with a \$50 deposit to clear up; maintenance included and no animals allowed in the park. President Kellermann noted the Village needs to adopt such an animal restriction. Barrington fees include \$45 per hour; \$65 for lights and additional \$10 for lines/\$35 to rake; Barrington residents get reduced rate, otherwise \$175 per game; indoor \$500 per hour for the Pepper Road Lakefield House.

Trustee Kizior noted that the DPTC fields have plenty of room to put field in between the fire station and parking lot. Trustee Kizior noted that the Army Corps of Engineers have been notified and should be in good shape to utilize the field. Trustee Evans noted for the soccer for fields, but that she was informed by Village Engineer that there are issues with the area for a baseball field. Trustee Kizior suggested making the left fence taller could get a field in the northwest area.

**5) Discussion Regarding Barrington Competitive Baseball Club\***

Trustee Evans asked to table this item as the representative is running late to the meeting. President Kellermann granted the request to move this item down the agenda.

**6) Discussion Regarding Barrington Youth Baseball & Softball**

Brad Sparesus, Director of the Barrington Youth Baseball & Softball group was present along with other BYBS representatives.

Mr. Sparesus noted that there is no proposal for discussion, and he expressed the field use history with Deer Park in the past. Mr. Sparesus also pointed out the field maintenance that was completed in the past use as well. Mr. Sparesus noted the interest for a long term agreement to similar to that being proposed tonight by other users. Has developed, maintained and rent the field in the past.

Trustee Evans noted that the user agreement needs to work for all field user groups and could be clear on the maintenance requirements and/or for rent or user agreement.

President Kellermann asked Mr. Sparesus how many participants join the league and of how many are Deer Park residents. Mr. Sparesus noted there is between 1,400-1,700 participants all residence within Deer Park school district of which 100 participants is from Deer Park.

Trustee Evans noted that all groups are interested in long term agreements and she is getting the consensus that renting the fields is not the way to go, not to mention the strain on the Village staff.

Trustee Evans noted that the past year worked wonderful and there was only one complain, that she heard about Ela Soccer at Chapel Hill issues. Trustee Evans noted that the goal is to serve the youth and family of Deer Park.

There was general discussion regarding renting fields opposed to long term field user agreements. President Kellermann noted that Lake Zurich has a company maintain the fields. Trustee Kizior noted that either the organization does the maintenance or the Village.

Trustee Evans that BYBS is asking for the consensus of a long term proposal. Trustee Kizior noted that the purpose of the template of the form presented this evening is for long term perimeters.

President Kellermann noted that he doesn't expect large numbers for the engineering costs on the DPTC field to facilitate more fields.

Trustee Evans pointed out the need to create a long term user agreement and include that it is not an exclusive opportunity because we are with Lake Zurich and Barrington. Trustee Evans noted that the Village can't give exclusive use and the term would be first right of refusal based on the availability. Trustee Evans noted that if the scheduling is a problem, then we could use the rental user agreement.

Trustee Kizior noted that it sounds like a win-win situation for both the Village and field users.

Trustee Pratscher noted that the Board can't use the number of residents served and can't use the number of time changes as it's not fair to the residents or organization.

Trustee Evans questioned how you promote service to everyone to Deer Park residents. President Kellermann suggested send out information to school districts.

Trustee Evans suggested using funds in the park budget and split costs to help fund the Army Corps of Engineer. Trustee Evans noted that with 5,000 residents there is only one good field and we know we need more fields.

Tony Graffia of BCBC noted that he needs the funds to see if it's feasible to invest in creating a baseball field.

Trustee Kizior noted that in 2004-2005 the Village met with the Army Corps of Engineer and did impact studies. Trustee Evans noted that she was informed there are wetlands.

Trustee Pratscher suggested the one year contract and continue to improve for a long term agreement.

Mr. Sparesus expressed his concern if another group gets exclusive use of the fields. Trustee Evans noted that there will not be exclusivity in the agreement. Trustee Evans noted that the one year use of the field will be split and shared with each group. Trustee Evans asked that a game schedule is required.

**5) Discussion Regarding Barrington Competitive Baseball Club\***

Trustee Evans introduced Mr. Tony Graffia, Executive Director of Barrington Competitive Baseball Club (BCBC). President Kellermann informed Mr. Graffia about the draft Park Use Application form discussion at the beginning of tonight's meeting.

President Kellermann asked how many participants does BCBC have and of those how many are Deer Park residents. Mr. Graffia noted that there is about 120 total and 24 of them are Deer Park residents.

Trustee Evans noted that the schedule would be the same as last year and would switch the Saturday.

President Kellermann noted the screen on the fence. Mr. Graffia noted that it would be replaced this year.

Mr. Graffia noted that he is not asking for long term agreement but needs more field space. President Kellermann suggested putting a diamond on the DPTC field. Trustee Kizior noted that he thinks it can be worked out and in long term can add land fill. Mr. Graffia expressed concern about spending the fund on engineering with no guarantee the ability to build a field for a cost of \$150-170,000.

Trustee Pratscher suggested getting the feasibility study from the Village Engineer and the cost. President Kellermann noted that there would not be any commitment to build a field until we know it can be developed.

Mr. Graffia noted that Charlie Brown Park may have wetlands and asked the Village Engineer for the costs.

Trustee Kizior noted that some of the work was done. Mr. Graffia noted that he was told the plans were expired and needed to be redone. Mr. Graffia noted that per Village Engineer he needs to work with developer. Trustee Evans noted that she would talk with the Village Engineer about the cost.

Mr. Graffia noted that the use of the fields would be for 11-12U for Deer Park. Mr. Graffia noted that he doesn't care who does the maintenance and mentioned that the games can't be rescheduled. Mr. Graffia noted the past flooding issues and a part of the maintenance have been spent on the turf.

It was the consensus of the Board to accept a short term agreement with BCBC. Further, to direct the Village Engineer to complete a feasibility study on the costs to create a new field

Trustee Evans noted that the purpose for the user agreements is to ensure partnership and safe fields. Trustee Evans further items to be clarified on the agreement is the fee schedule and timeline for the maintenance.

Deborah Barry of 412 Bramble Lane asked if the concerns that the parks are to be utilized on Saturday and Sunday need to be addressed as more and more organized sports are use Village parks. She noted that the use of the parks on the weekend could be a problem with the residents.

Trustee Pratscher pointed out that many fields that are not used by organized sports.

**7) Discussion Regarding Ela Soccer\***

Doug Anderson, District Manager of Ela Soccer provided the Board with a presentation on their proposal. Mr. Anderson was available to answer questions from the Board. The proposal included the request to use the Deer Park Center Park Two Soccer Field areas and the Chapel Hill Park Soccer field area; initial field development; the user agreement form; a field plan and lastly a current proposed layout for field area 2.

In addition, Mr. Anderson noted that "little kickers" will be moving from Chapel Hill Park to DPTC and would be looking at fall participation numbers and will address the soil elevation issues at the next meeting.

Trustee Kizior brought up the parking issues. Trustee Evans noted that she would be willing to work with Trustee Kizior on the parking issues. Trustee Kizior noted that he discuss this matter with Village Engineer on this matter.

Trustee Evans suggested putting Ela Soccer on the next regular BOT meeting agenda along with BCBC.

Trustee Kizior led in the discussion regarding water plans for the field. Village Administrator Connors noted that the pump was oversized to accommodate the field. Mr. Anderson asked about water hook up opportunities. Administrator Connors noted that the cost would be at 1 ½ the times for water hook up with Palatine.

Brian Janus of Chapel Hill Park noted that Chapel Hill Park is not the best field and pointed out that there is no parking. Mr. Janus noted that there were equipment issues in the past.

Mr. Janus recommends that Ela Soccer use a different park that would benefit the subdivision residents.

Mr. Janus noted that Ela Soccer had trash issues when they used the fields and they left their equipment which left ruts in the grass and also appeared they (Ela Soccer) had exclusivity use of the field. Trustee Evans noted that this is the first and only complaint she was aware of about the use of Chapel Hill Park.

President Kellermann replied to Mr. Janus comments and noted that with common sense those problems can be resolved.

Trustee Kizior suggested that Ela Soccer use Chapel Hill Park twice a week as practice field and re-establish their relationship with the neighbors which can be beneficial for everyone. Trustee Kizior noted that after the practice, the participants can use the Deer Park Town Center to shop and eat.

Mr. Graffia expressed his traffic concerns with the parking in Chapel Hill Park. Trustee Evans pointed out the time Ela Soccer would be using the parking lot at Hamilton and soccer participants would be encouraged to do so.

There was general discussion to negotiate the length of the agreement. President Kellermann suggested 7 years instead of the proposed 15 years.

Mr. Janus applauded the Board to discuss this and get input from the residents. Mr. Jauns noted that the residents appreciate the process.

Trustee Evans noted the positive points to have a long run arrangement.

Trustee Kizior noted that he would accept a 12 year minimal and suggested revisiting the agreements.

Mr. Anderson noted that Ela Soccer lost approximately \$80,000 in a short year contract with another community after putting in all the upgrades to their fields.

Attorney Bateman pointed out that the proposal indicates \$18,000 in maintenance costs. Attorney Bateman noted that there needs to be an understanding when there will be time for resident field use. Trustee Pratscher suggested a certain percentage of use.

Trustee Evans encourages the proposed agreement which would not require any staff time, maintenance funding and would save the Village money. Trustee Evans noted that the long term arrangement has no burden on Village staff and recommends yearly review.

President Kellermann noted that Lake Zurich has not had any complaints about Ela Soccer in regards to their organization.

Trustee Kizior suggested a three year review. Trustee Pratscher agreed with Trustee Kizior's suggestion. President Kellermann suggested every October. Attorney Bateman noted that yearly reviews doesn't work in the multi-use agreement but can work in the yearly agreement but would have to put in the agreement what is expected from the user.

Mr. Anderson suggested that if the contract is cancelled, then the Village give back to what was given to the Village.

Attorney Bateman suggested a 12 year agreement, for example if cancelled after 5 years, then 5 years are owed with penalty costs with a \$20,000 cap and annual maintenance costs.

President Kellermann noted that he doesn't think the review is going to be an issue.

Trustee Evans asked the Board for their support with this proposal. Trustee Kizior noted that he agreed with the principle and agreement. Attorney Bateman noted that the Board needs to come to a consensus about the years of the agreement.

Trustee Kizior pointed out that Ela Soccer has a February 1<sup>st</sup> deadline.

Trustee Czarnik noted that 15 years is too long and noted that there would be a different Village Board within that timeframe. Mr. Anderson pointed out Ela Soccer has a 102 year agreement with Libertyville. Mr. Anderson noted that prior to this proposal Ela Soccer was considering purchasing their own land for fields and then would not have any hassles with Village Boards. Mr. Anderson noted the reason for the 15 years is to recapture the investment of the fields.

There was discussion about signage and Trustee Czarnik that signage is not allowed. Trustee Evans noted that baseball can put up a 5x8 sign. President Kellermann asked that no signs are allowed. Trustee Evans noted that signage can be taken out of the contract.

Trustee Kizior suggested to compromise on a 12 year agreement, an out clause and 3 year annual review in January.

Mr. Sparesus noted that in 2009 BYBS was turned down for long term agreement. Mr. Sparesus asked for fairness to compare 1,500 leagues with the bigger leagues on the use of the fields.

The Board thanked the organized sport leagues for coming to the Board meeting.


**8) Adjournment**

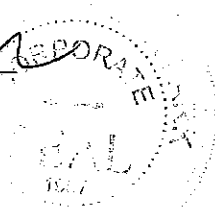
*President Kellermann entertained a Motion to adjourn at 10:20 p.m.*

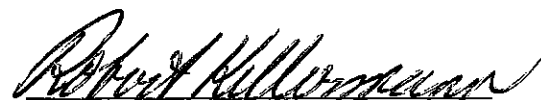
*Motion: Trustee Evans moved, seconded by Trustee Czarnik, to adjourn at 10:20 p.m.*

*Upon Roll Call – Voice Vote – 6 Ayes/0 Nays – Motion Carried. 6/0*

*Respectfully Submitted,*

  
Elizabeth A. Schroeder  
Village Clerk



  
Robert Kellermann  
Village President

(\*) Indicates that back-up material is enclosed in meeting agenda packet

*The Village of Deer Park is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, are requested to contact the Village's ADA Coordinator at (847) 726-1648 promptly to allow the Village to make reasonable accommodations for those persons.*