

MINUTES OF THE PUBLIC REGULAR MEETING OF THE PLEASANT DALE PARK DISTRICT  
WALKER PARK RECREATION CENTER  
7425 SOUTH WOLF ROAD, BURR RIDGE, ILLINOIS  
WEDNESDAY, OCTOBER 9, 2024– 6:00 PM

1. Pledge of Allegiance

2. Call to Order/Roll Call: Present: Commissioners: Todd Davis, Patrick Gierut, Jennifer Hennessy, David Gallagher, and Thomas Raschka. Absent: Patrick Gierut Also present: Attorney Joe Cainkar

3. Consent Agenda items a & b Monthly Business (**Items a & b on the consent agenda will be approved with one motion; Board Members with questions should call Matt prior to the meeting.**)

a. Minutes of the September 11, 2024 meeting

b. Financial Statements presented to the Board of Park Commissioners for October 2024 in the amount of \$214,671.63 for accounts payable and \$94,554.59 for employee payroll.

**MOTION**

Mr. Raschka made a motion to approve items a & b. Seconded by Mr. Gallagher. All Ayes. Motion passed.

4. Open Forum (Limited to 15 minutes, 5 minutes per speaker)

Amy Brown and Lisa Stawczyk spoke to the Board about their sons in regard to the vandalism that took place at White Buffalo Park on July 4, 2024. They noted they had collected funds from five of the seven families and added that the sixth family experienced a death in the family and the seventh family is neither willing to accept responsibility nor pay anything. They asked the Board to accept the partial payment they collected and release the five families from any liability. The respondents had until October 15, 2024 to respond so Attorney Cainkar took possession of the check and will be in contact with the families after the 15<sup>th</sup> of the month.

5. Old Business

5A - Update on potential sale of LTHS Willow Springs property

Mr. Davis read a statement: "Pat (Gierut), Matt (Russian), Joe (Cainkar), and I (Todd Davis) met with LTHS on Friday, September 27 for an information-gathering discussion. It was a successful meeting in that regard, and we indicated to LTHS that we want to be involved with the Willow Springs land as developed, given our shared assets are so closely connected." He continued: "We stated that any future development needs to align with current zoning, paying close attention to the community feedback to date. We have noted that most large-scale developments include green space so that's an area we'd be interested in addressing if the time comes. I shared my approach that we are temporary stewards of public assets, and anything that is done should be done as an asset to benefit the community and our taxpayers. Because of the location of our land, the district would like to be involved in discussions concerning the effect of any development. Regarding the project timing, LTHS has said that they are in the information-gathering stage and looking for the next step. We spent some time looking at the aerial printout of the property and talking about traffic access around Pleasantdale Elementary School and White Buffalo Park. LTHS is scheduled to meet with Pleasantdale School District on October 11 and traffic flow options will be covered. LTHS has reached out to Tri-State Fire Protection District twice and plans to copy them on any correspondence going forward should things move on. All in all, a fairly quick and productive meeting with LTHS and we agreed to stay in touch."

Mr. Gallagher added that he thought it was nice that LTHS has started to open a public dialogue about this process, and he encouraged all parties to continue to speak as this develops.

## **6. New Business**

**6A -** Board Action on Golf Cart Path Patching at Flagg Creek Golf Course by McGill Construction LLC in the amount of \$190,379.59

Patrick Jeter added that he met with the engineer yesterday and, if approved, a pre-construction meeting will be held next week. The seal coating will take place in the spring. All the patchwork and groundwork will be done this fall. They do not expect any impact to play during the fall as the project is underway. The course may get shut down for one day in the spring for the seal coating.

### **MOTION**

Mr. Gallagher made a motion to approve the Golf Cart Patching at Flagg Creek Golf Course by McGill Construction in the amount of \$190,379.59. Seconded by Ms. Hennessy. All Ayes. Motion passed.

**6B -** Board Action on FY2024 Flagg Creek Profit Sharing Distribution in the amount of \$668,795

It was noted that the golf course continues to do well and this is a large distribution, even in light of large capital improvement projects taking place. Mr. Raschka inquired about the starter shed and Mr. Jeter answered that will be on the agenda for next month. The Board complimented Mr. Jeter for the condition of the course and how things are running.

### **MOTION**

Ms. Hennessy made a motion to approve the FY2024 Flagg Creek Profit Sharing Distribution in the amount of \$668,795. Seconded by Mr. Gallagher. All Ayes. Motion passed.

**6C -** Board Action on Ordinance 2024-4: An ordinance providing for the issue of not to exceed \$2,000,000 General Obligation Bonds, (Alternate Revenue Source) Series 2024A, of the Pleasant Dale Park District, Cook County, Illinois, and for the levy of a direct annual tax sufficient to pay the principal of any interest on said bonds.

Attorney Cainkar noted that the BINA hearing for this bond issue was held previously. These bonds are specific to the new maintenance facility.

### **MOTION**

Mr. Gallagher made a motion to approve Ordinance 2024-4. Seconded by Ms. Hennessy. All Ayes. Motion passed.

**6D -** Board Action on Ordinance 2024-5: An ordinance providing for the issue of not to exceed \$800,000 General Obligation Limited Tax Bonds, Series 2024, of the Pleasant Dale Park District, Cook County, Illinois, and providing for the levy of a direct annual tax sufficient to pay the principal and interest on said bonds.

Attorney Cainkar noted that this bond is the annual rollover bond used for small capital improvements and the refunding of the 2014 bond issue.

**MOTION**

Mr. Gallagher made a motion to approve Ordinance 2024-5. Seconded by Ms. Hennessy. All Ayes. Motion passed.

**6E -** Board Action on payment to Molitor Athletic Fields for Spina Field work in the amount of \$11,475.

Mr. Davis and Mr. Gallagher mentioned that the field looks fantastic and that an unexpected fifth day of work is what caused the project to ascend over \$10,000.

**MOTION**

Mr. Gallagher made a motion to approve payment to Molitor Athletic Fields for \$11,475. Seconded by Mr. Davis. All Ayes. Motion passed.

**7. Flagg Creek Golf Course Report**

Mr. Jeter noted that September had almost 400 more rounds than last year and the course is 1000 rounds above last year's number. Next month the Board will be presented with three improvement projects: Rip-rap on 9<sup>th</sup> hole, the starter shed, and the electric for the starter shed. He added that the weather has been nice, and the course has not slowed down. Mr. Gallagher inquired about the timeline for the clubhouse renovations and Mr. Jeter plans on January or February 2025 for those to take place.

**8. Pleasant Dale Parks Foundation Report – Nothing heard**

**9. Staff Reports**

a. (Staff reports are provided as information only)

Mr. Davis noted reports were well done as always, and specifically mentioned the massive uptick in recreation programs and new opportunities that Sarah Carr is implementing, as well as the regular athletic options, which are experiencing hurdles with competition from other local basketball programs. Mr. Gallagher expressed his appreciation for Sarah Carr's youth volunteer program and its benefit for the community.

**10. Additional Item – Nothing heard**

**11. Board Member Comments – Nothing heard**

**12. Executive Session: As Needed**

**13. Adjournment**

**MOTION**

Mr. Gallagher made a motion to adjourn. Seconded by Mr. Davis. All Ayes. Motion passed.

(Whereupon the Regular Meeting ended at 6:13 pm)

Reported by Matt Russian

