

MINUTES OF THE PUBLIC REGULAR MEETING OF THE PLEASANT DALE PARK DISTRICT
WALKER PARK RECREATION CENTER
7425 SOUTH WOLF ROAD, BURR RIDGE, ILLINOIS
WEDNESDAY, MARCH 12, 2025 – 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.
Also present: Executive Director Matt Russian & Attorney Joseph Cainkar.
3. Consent Agenda items a, b, & c Monthly Business (**Items a, b, & c 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 February 12, 2025 meeting
 - b. Minutes of the February 12, 2025 Executive Session
 - c. Financial Statements presented to the Board of Park Commissioners for February, 2025, in the amount of \$109,397.49 for accounts payable and \$62,380.13 for employee payroll.

MOTION

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

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

Mr. John Hagen appeared after previously speaking to Ben Sataloff, Athletic Supervisor, and asked the Board to consider allowing him to add tile to the inline rink at Walker Park. He proposed to purchase the tile for the rink, donate it to the park district, and install it. This would be in exchange for letting him rent it out to play ball hockey a couple days per week.

Mr. Russian reported that Mr. Sataloff mentioned it in his staff report but we need more information. It's not really actionable for the Board to do anything at this time, but important to ensure the Board is aware of it. We need to get information as to what the legal ramifications of someone installing a product on our property might be. We have to consider if the blacktop is in a condition to put something on top of it. There is also an issue of drainage. There are some considerable questions that need to be answered.

There was further discussion regarding roller blading on top of the tile, tile usability, drainage, and durability.

Mr. Davis stated that the Board needs to discuss this in more detail, especially with regard to any liabilities that the park district would be assuming.

Mr. Hagen stated that ball hockey is very affordable, and if it gets approved, he would be willing to offer any residents of the park district 50% off.

Mr. Russian stated that there is a need to check legal ramifications regarding installation, and if the conditions are suitable for this type of activity.

Old Business

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

Mr. Davis said they indicated the school district may be in the market after election day, which is April 1, 2025. Hopefully, we will get a little more information after the election.

5B - Update on New Maintenance Building Progress

Mr. Russian reported that we are getting close to the starting line. We are going to have the well in that area capped on March 25th or March 26th. Tree removal will start on April 1, 2025. Wight is looking to have their trailer set up April 3, 2025. Abatement of the items in the house should be right around April 2 through 4, 2025. Demolition of the house is scheduled to begin on April 9, 2025.

The tenant is still in the house, and he will start moving out on March 20, 2025.

We are still waiting for final permits and Wight held a preconstruction meeting with Burr Ridge. The engineering portion was not yet approved. They had bundled together the permit for the construction of our building and the sidewalk issue regarding the ponding of water.

When we received the return paperwork stating that the permit wasn't approved, Mr. Russian contacted Dave Preissig, the Village Engineer. After that meeting, Burr Ridge appeared willing to separate those two items so that one doesn't hold up the other.

Wight reached out to Cook County regarding this issue, but we are still waiting for a response from them. It's nothing that should hold up the initial part of the process.

We are working with utilities, trying to get tenants' services disconnected, temporary service for construction set up, and dealing with ComEd and NICOR.

6. New Business

6A - Board Action on Resolution 2025-1: Authorizing the participation of the Pleasant Dale Park District in an IRS Section 457(b) deferred compensation plan

MOTION

Mr. Gallagher made a motion to approve Resolution 2025-1: Authorizing the participation of the Pleasant Dale Park District in an IRS Section 457(b) deferred compensation plan. Seconded by Mr. Raschka. All Ayes. Motion passed.

6B - Board Action on Resolution 2025-2: Authorizing the participation of the Pleasant Dale Park District in an IRS Section 125 flexible spending account plan

MOTION

Mr. Gallagher made a motion to approve Resolution 2025-2: Authorizing the participation of the Pleasant Dale Park District in an IRS Section 125 flexible spending account plan. Seconded by Mr. Davis. All Ayes. Motion passed

6C - Board Action on purchase of 2014 Ford E-450 Bus from Best Bus Sales for an amount not to exceed \$56,500

Mr. Russian explained that this bus is wheelchair accessible. It has the lift, and we don't lose any seating if we are not using wheelchair spaces at specific times.

MOTION

Mr. Gierut made a motion to approve the purchase of a 2014 Ford E-450 Bus from Best Bus Sales for an amount not to exceed \$56,500. Seconded by Ms. Hennessy. All Ayes. Motion passed.

6D - Board Action on Master Plan and OSLAD Grant Writing Services for Lake Carriage Way Playground from Wight & Company in the amount of \$18,000

Mr. Russian reported that the Park District needs to keep planning for future projects. After reviewing the Master Plan, the playground at Lake Carriage Way is the last one that needs to get replaced. We would anticipate starting it in the Spring of 2026. OSLAD timeline would have grant applications due possibly in September. Residents in that area may have something to contribute, so we would expect community meetings as to what their issues and suggestions would be.

MOTION

Mr. Gierut made a motion to approve OSLAD Grant Writing Services for Lake Carriage Way Playground for Wight & Company in the amount of \$18,000. Seconded by Mr. Raschka. All Ayes. Motion passed.

6E - Initial Board review of FY2026 Budget

Mr. Russian directed the Board to potential Capital Improvement items, like the sand area adjacent to the Walker 5-12 playground. Tony Cavazos is ready to get rid of that. It's on the to-do list, but we are not looking at addressing it this year. Poured in place surfacing sealing is approximately \$85,000. There are no monies budgeted for video cameras at this time. We can add something, but those are not included in there presently. Under the Capital Building line item, it is a big number because of the Maintenance Building. Also included in the budget is \$145,000 for a new gym floor. There's a rubber floor presently in there that needs significant repairs. We could repair it or install a new floor. Tony Cavazos pointed out that there is a need to make sure that the roof is in good condition and doesn't leak. We could be looking at possibly \$50,000 to \$60,000 to make sure the roof is in good condition before we invest in a new gym floor.

Another item to note is the Heritage Society line item, Repairs and Maintenance. We included money for windows which are expensive. The front five windows could cost \$4,000 per window, so that's \$20,000. The amount that's listed is \$26,200, which includes \$20,000 for windows.

6F - Discussion on potential plan and timeline for new recreation center

Mr. Davis noted that the Walker Park main building is long past it's prime and we'd love to, at some point, have a new recreation facility. There are a lot of unknowns in our community with regards to upcoming developments. He'd like to see how things develop, particularly over the near term. Funding will be key and any significant impact of increased property taxes from these developments, potential realization of a park facility on the Hess property, or proceeds are important to consider as our preliminary estimates are excessive of our current bonding authority. His suggestion is to wait for now and address as time develops.

6:20 p.m.

At which time Mr. Davis excused himself from the meeting, and Mr. Patrick Gierut was asked to continue with the meeting in his place.

7. Flagg Creek Golf Course Report

Mr. Patrick Jeter reported that the course and range opened on Monday of this past week. He noted the planned cart path work and hoping it will be done within the next five weeks. The starter shack was knocked over in-house, and they expect installation of new shack by the end of the month. All permits are approved. They are going to pull the electric as well.

The golf course would like to increase bucket prices by \$2.00 on the large and medium due to price comparisons with other courses in the area. This issue will be presented to the administrative board next week to see if it's approved. There's a rental tax going in place from the state, so there may be a rental increase on full cart and riding cart by \$1.00 each to cover this tax. This issue will be presented to the board next week as well.

As far as repairs inside the clubhouse, the amount went over what was budgeted. The bid for a new bar was \$62,000, and only \$15,000 had been budgeted. That project may be delayed until next year.

Flooring price to do the whole Club House is approximately \$20,000, which is the lowest bid we have right now and will feature exchangeable carpet tile.

8. Pleasant Dale Parks District Foundation Report

Mr. C. J. Johnson appeared and reported there is a lunch for seniors next Thursday at 11:00 a.m.

Mr. Johnson had a meeting with Laurie Murray and Matt Russian back in January regarding increasing their donations for the upcoming year by ten percent. They are sponsoring 5 of 18 planned special events. The goal in the next five years is to get all of those events covered. They are doing well with the banner sponsorship program. They will be offering commemorative brick sales within the next sixty days or so.

Mr. Johnson made an inquiry regarding having a Park District Board Member or another individual attend their meetings to be able to report back to the Park District Board.

There was a brief discussion with regards to having a board member from the Park District attend the Foundation meetings and whether it would be a person who is appointed or voted in.

Attorney Joseph Cainkar will check the by-laws regarding whether it's an appointment of someone or voting someone in. The Foundation is working on a golf night sometime in September of 2025.

9. Staff Reports

a. (Staff reports are provided as information only)

The Board complimented the staff reports.

10. Additional Item – Nothing heard

11. Board Member Comments – Nothing heard

12. Executive Session: Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees of the Public Body

MOTION

Ms. Hennessy made a motion to go into Executive Session regarding Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees of the Public Body. Seconded by Mr. Gallagher. All Ayes. Motion passed.

(Whereupon the Board went into Executive Session at approximately 6:30 pm)

(Whereupon the Board came out of Executive Session at approximately 6:35 pm)

MOTION

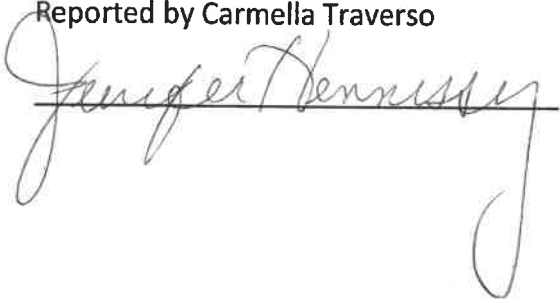
13. Adjournment

MOTION

Ms. Hennessy made a motion to adjourn. Seconded by Mr. Raschka. All Ayes. Motion passed.

(Whereupon the Regular & Executive Meeting ended at 6:40 pm)

Reported by Carmella Traverso

A handwritten signature in cursive script, appearing to read "Jennifer Hennessy", written over a horizontal line.