

MINUTES OF THE PUBLIC REGULAR MEETING OF THE PLEASANT DALE PARK DISTRICT
WALKER PARK RECREATION CENTER
7425 SOUTH WOLF ROAD, BURR RIDGE, ILLINOIS
MAY 13, 2026 – 6:00 PM

1. Pledge of Allegiance
2. Call to Order/Roll Call: Present: Commissioners: Todd Davis, Jennifer Hennessy, Patrick Gierut, David Gallagher, and Thomas Raschka
Also present: Executive Director Matt Russian and Attorney Joseph Cainkar.
3. Election of Officers: President, Vice President, Secretary/Treasurer

NOMINATION FOR PRESIDENT:

MOTION

Mr. Gallagher nominated Mr. Todd Davis for President. The nomination was seconded by Mr. Gierut. All Ayes. Motion passed.

NOMINATION FOR VICE-PRESIDENT:

MOTION

Mr. Davis nominated Mr. Patrick Gierut for Vice-President. The nomination was seconded by Mr. Gallagher. All Ayes. Motion passed.

NOMINATION FOR SECRETARY/TREASURER:

MOTION

Mr. Davis nominated Ms. Hennessy for Secretary/Treasurer. The nomination was seconded by Mr. Raschka. All Ayes. Motion passed.

(Mr. Todd Davis – President. Mr. Patrick Gierut – Vice-President. Ms. Jennifer Hennessy – Secretary/Treasurer)

4. 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 April 8, 2026 meeting
- b. Financial Statements presented to the Board of Park Commissioners for April, 2026, in the amount of \$287,614.38 for accounts payable and \$69,652.24 for employee payroll.

MOTION

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

5. Open Forum (Limited to 15 minutes, 5 minutes per speaker)
6. Old Business
 - 6A - Update on potential sale of LTHS Willow Springs property

Mr. Davis noted that the letter sent to the LTHS Board of Education by the park district was well received and noted in a recent Patch article and that the marketing materials for the LTHS property have been updated to reflect park district property on the map.

7. New Business

7A - Board Discussion on potential for new recreation center building with Wight & Co. and Stifel Financial

Representatives from Wight and Co. were present and reviewed original concept ideas for a new building that were assembled in 2023. That initial concept was a building roughly 49,000 square feet and an approximate cost of \$30M. New concepts were displayed showing potential building options of roughly 33,000-37,00 square feet. These potentials could include renovation of the existing recreation center gym and demolition of the rest of the current recreation center. These new options would have an estimated cost of \$16.5M plus gym renovation costs with a target of being in the \$20M range.

Mr. Tom Reedy from Stifel Financial reviewed different borrowing options for the district to potentially fund a new recreation center. He highlighted the district's debt capacity, based on the 2024 EAV, to be roughly \$22M. He then reviewed various scenarios related to tax rate impacts with both level debt service and level tax rates and the potential impact to different market value homes.

7B - Board Action on Pay Application 15 from Wight & Co. for new maintenance building work in the amount of \$13,979.41

MOTION

Mr. Gallagher made a motion to approve Pay Application 15 from Wight & Co. for new maintenance building work in the amount of \$13,979.41. Seconded by Ms. Hennessy. All Ayes. Motion passed.

7C - Board Action on Pay Application 16 from Wight & Co. for new maintenance building work in the amount of \$4,298.08

MOTION

Mr. Gallagher made a motion to approve Pay Application from Wight & Co. for new maintenance building work in the amount of \$4,298.08. Seconded by Ms. Hennessy. All Ayes. Motion passed.

7D - Board Action on Walker Park Inline Rink repair and resurfacing by US Tennis Court Construction through TIPS Purchasing Cooperative in the amount of \$48,041.45

MOTION

Mr. Davis made a motion to approve Walker Park Inline Rink repair and resurfacing by US Tennis Court Construction through TIPS Purchasing Cooperative in the amount of \$48,041.45. Seconded by Mr. Gierut. All yes. Motion passed.

7E - Board Action on purchase and installation of Walker Park playground equipment by Play Illinois through Sourcewell Cooperative Purchasing in the amount of \$37,929.29

MOTION

Mr. Gierut made a motion to approve the purchase and installation of Walker Park playground equipment by Play Illinois through Sourcewell Cooperative Purchasing in the amount of \$37,929.29. Seconded by Mr. Raschka. All Ayes. Motion passed.

7F - Board Action on Incident Response Policy

Mr. Russian noted that this policy is part of our PDRMA requirements for cyber coverage due to the increase of cyber incidents across the membership.

MOTION

Mr. Gallagher made a motion to approve the Incident Response Policy. Seconded by Mr. Raschka. All Ayes. Motion passed.

7G - Board Action FY27 Board Meeting Schedule

Mr. Davis suggested moving the approval of the annual meeting schedule to December. After minor discussion, future adjustments will be made within the district's policy manual to remove the approval of a fiscal-year calendar from the May annual meeting and a calendar-year meeting schedule will be approved in December.

MOTION

Mr. Raschka made a motion to approve the FY27 Board Meeting Schedule. Seconded by Mr. Gallagher. All Ayes. Motion passed.

8. Flagg Creek Golf Course Report

Mr. Russian read an email from Mr. Jeter noting that the parking lot light project is in progress and hopes to be finished next week. The new carts and aerator have been ordered and should be delivered within the next few weeks.

9. Pleasant Dale Parks Foundation Report

Mr. CJ Johnson reported that the bowling event fundraiser was enjoyed by a lot of friends and generated a profit of just over \$6000. The next event is a concert in the park on June 23 which will also include the collection of items to be placed in a new time capsule. The time capsule portion of the event will include mayors of local agencies and choral groups from local schools. He stated the foundation's goal is to have a foundation member in attendance at every other park district meeting and requested that a district board member attends a monthly foundation twice a year, in March and October.

10. Staff Reports

- a. (Staff reports are provided as information only)

11. Additional items

Mr. Gallagher inquired about the Wight & Co. Pay Applications and still seeing an amount to be billed of \$500,000 and asked if that was money still owed to them or if it was the project being under budget. Mr. Russian confirmed that it was due to the project being under budget and that Wight & Co. will issue a corrective change order for money that was part of the original contract that the district does not have to pay.

The Board as a whole complimented Wight & Co. as a great partner and that it is a huge accomplishment to have the project finish \$500,000 under budget.

Mr. Russian relayed basic details from a Wolf Road Corridor Project meeting. The project is being led by Indian Head Park and Cook County Transportation departments and will impact Wolf Road from Plainfield Road to 79th Street.

12. Board Member Comments

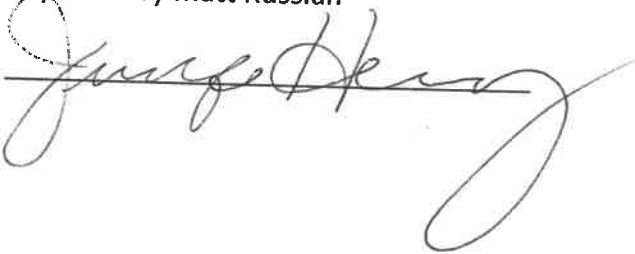
13. Executive Session: As Needed

14. Adjournment

MOTION

Mr. Raschka made a motion to adjourn. Seconded by Ms. Hennessy. All Ayes. Motion passed.
(Whereupon the Regular Meeting ended at approximately 6:58 pm)

Reported by Matt Russian

A handwritten signature in black ink, appearing to read "Matt Russian", written over a horizontal line.