

MINUTES OF THE PUBLIC REGULAR MEETING OF THE PLEASANT DALE PARK DISTRICT  
WALKER PARK RECREATION CENTER  
7425 SOUTH WOLF ROAD, BURR RIDGE, ILLINOIS  
WEDNESDAY, APRIL 9, 2025 – 6:00 PM

1. Pledge of Allegiance

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

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 March 12, 2025 meeting

b. Minutes of the March 12, 2025 Executive Session

c. Financial Statements presented to the Board of Park Commissioners for March 2025, in the amount of \$166,211.05 for accounts payable and \$103,724.54 for employee payroll.

**MOTION**

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

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

5. Old Business

5A - Update on potential sale of LTHS Willow Springs property – Nothing to report

5B - Update on New Maintenance Building Progress

Mr. Russian reported that tree removal was completed last week. The construction fence is up. Abatement was completed on the house and garage, and paperwork regarding abatement was received today. Demolition of the house was scheduled to start today, but we are waiting on utilities. The demolition team is presently on standby. The Fire Department is requiring an additional fire hydrant closer to the building, which involves unexpected costs. It will also require the inlet pipe going from a six-inch to an eight-inch pipe to feed that fire hydrant.

The initial plan was to mill and overlay the asphalt on the existing maintenance drive path on the north side of the building. Currently, the road is not in good condition. It might need to be removed and replaced instead of just mill and overlayed. It's approximately \$18,000 to do the mill and overlay. Presently, we are waiting on Wight's recommendation and potential cost regarding that issue.

We have planned on installing a fence as a barrier to the townhomes to the south. Wight is working on plans with Burr Ridge on a potential variance for their strict fence requirements. There was a brief discussion regarding what type of fencing and the height of the fencing that may be needed. There is also the potential for putting the fence on townhome property and then being governed by requirements of Willow Springs. Mr. Davis encouraged the district to continue being a good neighbor and working with the townhomes.

6. New Business

**6A -** Public Hearing on the Budget and Appropriation Ordinance for Fiscal Year 2026 beginning on May 1, 2025 and ending on April 30, 2026

Attorney Joseph Cainkar opened the public hearing on the Budget and Appropriation Ordinance for Fiscal Year 2026 beginning on May 1, 2025 and ending on April 30, 2026.

Notice of the public hearing was published in the paper, and a budget in tentative form has been on file with the Park District for 30 days.

There being no questions from the Board, and no questions from the Public, the public hearing was closed.

**6B -** Board Action on Ordinance 2025-2: Providing for Budget and Appropriation for Fiscal Year 2026

**MOTION**

Ms. Hennessy made a motion to approve Ordinance 2025-2: Providing for Budget and Appropriation for Fiscal Year 2026. Seconded by Mr. Gierut. All Ayes. Motion passed.

**6C -** Board Action on proposal of price increase for medium and large driving range buckets and equipment rental fees at Flagg Creek Golf Course

Mr. Davis reminded the Board that this issue was discussed at the March, 2025 meeting.

Mr. Patrick Jeter reported that Flagg Creek Golf Course is in line with other golf course prices. There was a brief discussion regarding price increases.

**MOTION**

Ms. Hennessy made a motion to approve the price increase for medium and large driving range buckets and equipment rental fees at Flagg Creek Golf Course. Seconded by Mr. Raschka. All Ayes. Motion passed.

**6D -** Board Action to ratify payments to Wight and Co. for architecture and engineering services work for the new maintenance building in the amount of \$169,985.71

Mr. Russian explained the original architecture and engineering agreement was approved approximately a year ago. Invoices have been received throughout the year and some have been under \$10,000 and some over \$10,000. The limit for Executive Director spending authority is \$10,000. All the payments have been noted in the monthly financial documents distributed and approved by the board each month. Now that the project is further along, the invoices are sometimes coming in different formats. The billing initially was only for the architecture and engineering services. Presently, Wight is providing architect, engineering, and construction management, which is a different agreement with Wight. Now, construction work will be added. All of the charges are being included in one overall pay application. These items will be approved by the Board monthly as construction continues. Mr. Russian simply wanted to ensure that it was clear as to all the funds paid to Wight & Co.

**MOTION**

Mr. Davis made a motion to ratify payments to Wight and Co. for architecture and engineering services work for the new maintenance building in the amount of \$169,985.71. Seconded by Mr. Gierut. All Ayes. Motion passed.

**6E -** Board Action to ratify payments to Wight & Co. for Preconstruction fees for the new maintenance building in Pay Applications 1-3 in the amount of \$27,465

Mr. Russian explained that this is the same issue. Pay applications 1-3 included different items. There is currently a balance of \$1,010 owed to Wight & Co. on the preconstruction agreement. That amount is embedded within Pay Application 4.

**MOTION**

Mr. Gierut made a motion to ratify payments to Wight & Co. for Preconstruction fees for the new maintenance building in Pay Applications 1-3 in the amount of \$27,465. Seconded by Ms. Hennessy. All Ayes. Motion passed.

**6F -** Board Action on Pay Application 4 from Wight & Co. for new maintenance building work in the amount of \$93,159.65

**MOTION**

Mr. Gierut made a motion to approve Pay Application 4 from Wight & Co. for new maintenance building work in the amount of \$93,159.65. Seconded by Ms. Hennessy. All Ayes. Motion passed.

**6G -** Board Action on Intergovernmental Agreement with School District 107 for Extra Innings program

**MOTION**

Ms. Hennessy made a motion to approve the Intergovernmental Agreement with School District 107 for Extra Innings program. Seconded by Mr. Davis. All Ayes. Motion passed.

**6H -** Board Action on Bid for Photovoltaic Panels from Richmond Electric as part of the new maintenance building in the amount of \$269,700

Mr. Davis indicated that since this is the only bid, the Park District may want to go out for a bid again.

Mr. Russian reported that the initial estimated cost was \$320,000, but that was covering the entire roof with panels. When Wight started figuring out potential numbers, they said we are not going to need that many panels to operate this building, yet it wasn't going to be enough to generate and sell back additional electricity to the power company. We are just going to lower the investment. It was understood that installing half of the planned panels would not reduce the cost by 50% but the bid we received still seemed high. The recommendation from Wight is to reject the lone bid and to rebid this portion of the project. Mr. Davis stated that the Board is looking for a motion to reject the bid as presented.

**MOTION**

Mr. Raschka made a motion to reject the Bid for Photovoltaic Panels from Richmond Electric as part of the new maintenance building in the amount of \$269,700. Seconded by Mr. Davis. All Ayes. Motion passed.

**7. Flagg Creek Golf Course Report**

Mr. Patrick Jeter indicated that the course is starting to pick up. There was discussion regarding the cart path and plans to extend the 2026 budget regarding the inside of the club house facility.

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

**9. Staff Reports**

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

The Board complimented the staff reports.

**10. Additional Item**

Mr. Russian reminded the Board regarding the groundbreaking on April 23, 2025 at 5:30 p.m.

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

**12. Executive Session: As Needed**

**13. Adjournment**

**MOTION**

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

(Whereupon the Regular Meeting ended at 6:17 pm)

Reported by Carmella Traverso

A handwritten signature in dark ink, appearing to read 'Carmella Traverso', is written over a horizontal line.