

MINUTES OF THE PUBLIC REGULAR MEETING OF THE PLEASANT DALE PARK DISTRICT
WALKER PARK RECREATION CENTER
7425 SOUTH WOLF ROAD, BURR RIDGE, ILLINOIS
FEBRUARY 11, 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 Cankar.

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 January 14, 2026 meeting

b. Financial Statements presented to the Board of Park Commissioners for January, 2026, in the amount of \$409,238.75 for accounts payable and \$71,104.77 for employee payroll.

MOTION

Mr. Raschka made a motion to approve items a & b. 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

Mr. Davis noted a recent article in the Patch stating that LTHS will be receiving bids, potentially in April, for their property in Willow Springs. He wanted to note that in recent SD107 publications, a map was included showing a combined parcel, including the elementary school and White Buffalo Park, being defined as school district property. There was previous talk of the school district acquiring a one-acre parcel of property within the LTHS property and then moving White Buffalo Park to the new parcel. The park district spent \$750,000 on White Buffalo Park renovation and the overwhelming majority of use at the park is by the elementary school. The idea of picking up equipment and moving to a new parcel is not possible. Mr. Davis added that if the school is wanting to add a road connecting to Howard Street, resident opposition to a road, and any road being too close to the remaining part of the park, would be hard due to the significant dollars already invested in the park. He feels the bigger issue is that SD107 is publishing the idea they want to do this and he thinks it requires a letter from the park district board to remind the school district of the actual parcels. He added that the park district is still willing to have a conversation when there is greater clarity on direction with the LTHS property.

Mr. Raschka agreed and added that it does not make any financial sense for the park district to give up land that is significantly improved for a parcel that is undeveloped.

Mr. Gierut inquired as he understood the original intent was to be for emergency access only to Howard Street. Ms. Hennessy stated that was the original intent and that she had attended the school district meeting the night before. She confirmed that the school district is purchasing one acre of land adjacent to White Buffalo Park and that deal is scheduled to close at the end of this month. The goal with that one acre would be to figure out alternative access, either via Howard Street or another entry. She added that this plan will not work as the park is right in the middle of those parcels and suggested that any letter that is sent should be sent to the SD107 Board as well as Superintendent Palzet to ensure there is no miscommunication.

Mr. Gallagher added that the park district and school district have been good partners throughout the years and

we all want that relationship to continue but we need to be clear, especially about this topic as it is one that residents care about. He stated that it is important to make sure we have all of the information before making a decision as taking a wait and see approach is the appropriate thing to do at this point.

It was agreed that a letter would be sent to the SD 107 Board as well as Superintendent Palzet before their board meeting next week asking the letter to be presented at the public level.

There was discussion regarding the letter being important to clarify for people attending/listening to the school district meetings so they are aware of what is going on as there appears to be misinformation on who owns what, where things are being built, the expenses involved, and what progress is being made. The board consensus was that a large portion of the public thinks White Buffalo Park is part of the school.

6. New Business

6A - Board Action on two-year contract with Flock Safety to install and utilize outdoor video surveillance cameras at Walker Park in the amount of \$52,500

Mr. Russian stated this item was previously presented. The only change to the paperwork is when we actually owe the payment (when agreement signed versus when equipment installed). We wanted to wait until FY27 in May before paying. We have time now to get a signed contract back to them, get products ordered, and a plan in place, and have it installed in the Spring.

These cameras are for outdoors at Walker Park. The system will allow us to integrate, and Tony Cavazos is working with another vendor to incorporate other cameras and link them into the Flock system.

MOTION

Mr. Gierut made a motion to approve the two-year contract with Flock Safety to install and utilize outdoor video surveillance cameras at Walker Park in the amount of \$52,500. Seconded by Ms. Hennessy. All Ayes. Motion passed.

6B - Board Action on contract with FBi Buildings to install roof structure on maintenance facility storage areas in the amount of \$29,368

Mr. Russian explained this is something that was always in the plans for the new facility project. The initial numbers came in high and it was decided that we will do it on our own.

Mr. Gallagher questioned whether the \$100,000 was part of the combined proposal to do both the barn and storage shed.

Mr. Russian explained they're showing the garage building as \$118,000, and the storage shed as \$105,000, and the third one at \$39,000.

MOTION

Mr. Gierut made a motion to approve the Board Action on contract with FBi Buildings to install roof structure on maintenance facility storage areas in the amount of \$29,368. Seconded by Mr. Gallagher. All Ayes. Motion passed.

6C - Board Discussion on FY27 Budget

Mr. Russian explained that the plan is to have a first draft of the budget presented to the Board in March, so any adjustments can be made and then we would be ready to approve the final version in April, 2026. Then we would approve it in May, 2026 for the start of the year.

We have not received anything official from IDNR about our OSLAD Grant submission. However, a list of recipients was released, and we are not on that list. So, we did not get the OSLAD Grant for the Lake Carriage Way playground. The plan has always been to continue with Lake Carriage Way Park renovation whether we got the grant or not. It was decided that it would be either a stripped-down version or a plus version. At this time, we will have to go with the stripped-down version. We have had several conversations, open houses, and resident input at various meetings, and I want to make sure we're on the same page as to what the Board wants included in the project.

We have the main play area with playground apparatus that will be included. After hearing resident feedback, we have been working with Wight to get a smaller footprint and have discussed some different equipment that may be more to their liking to fit into that area. Instead of installing a new gazebo, we are planning to renovate the existing gazebo. We are discussing solar path lights on the west side of the lake. The big point is the ADA path and to confirm that we want to do the path to both southern locations.

The Board confirmed that, yes, they want to see the new path extend to both of the southern lookout stations.

Mr. Russian added that we are going to relocate existing signage and add a drinking fountain and the board confirmed this was the plan for the improvements.

Regarding the gym floor, Mr. Russian has not been very impressed with any of the vinyl and rubber options available thus far. Wood floor would be difficult due to the multi-purpose nature of our gymnasium. There are too many multi-purpose events, and we need to find something in between those two. We saw a vendor at the IPRA conference who displayed the product, One Shot. It is a composite which would be a little bit sturdier. I do not want to install something that doesn't meet our needs. I received an email mentioning where this composite floor could be installed by the end of the year, so I may be able to view the finished product at a convenient location. In addition to the gym floor, the recreation center roof would also need repairs.

Tony Cavazos said we need to address the north end of the building due to some water intrusion along with repairs above the gymnasium to protect any new flooring.

Transitioning into discussion about a new recreation center, Mr. Russian asked how long do we continue to just band-aid the existing facility. Coming up with the necessary funding for a new building would be difficult.

Mr. Raschka added that this is the 78th year of the building and that we could lean on that fact to inform the public that we have utilized the building as well as possible, we are now a Distinguished Agency, and that we did not ask the public for additional funds to build the new maintenance facility. Yet, the longer we wait, the project will only get more expensive.

Ms. Hennessy also added that we have to be aware of what other agencies may be going to referendum.

Mr. Russian stated that our conservative number before we started the maintenance facility was \$35 million for a new recreation center. Our debt limit was \$19 million. So, we do not know how feasible this project may be and would it include a possible referendum, asking for special permission from the State to apply for an increase, or possibly purchase another parcel of property within the district.

Mr. Davis commented that the challenge is our maximum bonding authority versus the cost of a new building and the gap between the two is massive. Discussion continued about a building and the various potentials.

Attorney Joseph Cainkar mentioned if a referendum was to pass for a large bond issue, there probably wouldn't be an issue for the legislature to exceed the debt limit for the approval of those bonds. There was a discussion

regarding how the bonds would work and how a new building would benefit the entire community in comparison to other agencies that are contemplating a referendum. The question was raised about having an informal discussion with Wight & Co. regarding a new building at various price points.

Mr. Russian will be meeting with Wight next week to firm up a proposal regarding Lake Carriage Way and design and construction drawings. He will discuss this building information with them.

The other question is where could a building possibly be built. A couple of years ago there was a discussion regarding the South end of the park but we don't know for sure because of issues with MWRD. There was further discussion regarding LTHS selling some land, a land swap, and the seven acres on Willow Springs Road.

As part of our Distinguished Agency Accreditation, we needed to have a working Master Plan on file. The last plan was done in 2016 and it's been an active working document. To continue our accreditation, we need to have an active Master Plan on file so research on that will be coming in the new fiscal year and will focus more on internal needs, rather than outdoor infrastructure within the parks.

Mr. Russian mentioned that Robbie from ARC Pyrotechnics couldn't attend this meeting. Tariffs have hit their company roughly 20% so our fireworks cost has increased about 12%.

7. Flagg Creek Golf Course Report

Mr. Davis mentioned pictures were presented showing clubhouse improvements.

8. Pleasant Dale Parks Foundation Report

The Bowling Event is set for Friday, February 27, 2026.

9. Staff Reports

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

The Board complimented the staff reports

10. Additional items

Mr. Russian reported that a request was made from a local Brownie troop for an overnight camp out. Our policy manual states that the parks close at 10:30 and wanted to confirm the Board was good with allowing this exception.

11. Board Member Comments – There was compliments made regarding the Distinguished Agency Award

12. Executive Session: As Needed

13. Adjournment

MOTION

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

(Whereupon the Regular Meeting ended at approximately 6:41 pm)

Reported by Carmella Traverso

