



**FOX VALLEY PARK DISTRICT  
BOARD OF COMMISSIONERS**  
Serving the Fox Valley Park District  
Kane, DuPage, Kendall and Will Counties, Illinois  
**OPEN SESSION MEETING MINUTES**  
**September 18, 2023 5:00 PM**  
Cole Administration Center  
101 W. Illinois Avenue, Aurora

**1.0 CALL MEETING TO ORDER**

President Anderson called the meeting to order at 5:00PM.

**2.0 PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

President Anderson led the recitation of the Pledge of Allegiance.

**3.0 ROLL CALL**

President Anderson directed the Board Secretary to take attendance by roll call. The following members of the Fox Valley Park District Board of Commissioners were present: Jerry Butler, Marea Clement, Maryanne Cummings, Matt Hicks, Jr., and President Chuck Anderson. Present via Teams: Joe Grisson. Absent: none. Also present: Executive Director Jim Pilmer, Attorney Gerald Hodge, Directors Halverson, Ijams, Kramer, Michael, Palmquist, Paprocki and Chief Lapp, administrative staff, and guests.

**4.0 ADDENDA TO THE AGENDA**

President Anderson recognized Dr. Jeff Craig, Superintendent of West Aurora School District 129 who recognized retiring Executive Director Jim Pilmer for the Fox Valley Park District's collaborative efforts with other community agencies under his leadership, particularly School District 129. Dr. Craig then presented Director Pilmer with the School District 129 challenge coin.

**5.0 CONSENT AGENDA**

- 5.1 Approve the Open Session meeting minutes of July 17, 2023.
- 5.2 Approve payables for the period ending July 31, 2023, in the amount of \$2,837,663.99.
- 5.3 Approve payables for the period ending August 31, 2023, in the amount of \$3,158,033.32.
- 5.4 Approve payroll for the period ending July 31, 2023, in the amount of \$1,759,483.
- 5.5 Approve payroll for the period ending August 31, 2023, in the amount of \$1,581,432.
- 5.6 Approve the statement of estimated revenues and expenses for period ending June 30, 2023.
- 5.7 Approve the statement of estimated revenues and expenses for period ending July 31, 2023.
- 5.8 Approve accounts receivable write-offs for September 2023 in the amount of \$2,952.00.
- 5.9 Approve Department Directors and other reports.
- 5.10 Approve the capital projects permitting fees & charges, cost summaries, and project bid schedule reports.
- 5.11 Approve the proposed amendments to the Rules of Order, Policies and Operational Procedures for the Fox Valley Park District Board of Commissioners relating to meetings and remote participation and signatory authority of the President and Vice President.
- 5.12 Approve the appointment of LuAnne Kelsey, Travis Andry, Karen Nelson, and Larry Shepard to the Fox Valley Park Foundation Board of Directors.
- 5.13 Approve amended Fox Valley Park District Board of Commissioners 2023 Meeting Schedule.
- 5.14 Approve the Coach Wilbert Walters Park Improvements Bid Award to RC Wegman Construction Company in the amount of \$316,500.

- 5.15 Approve design engineering services for the Stuart Sports Complex South Athletic Synthetic Turf Improvements in the amount of \$89,950 to the Smith Group, Inc.
- 5.16 Approve the Stuart Sports Complex Vault Toilet Improvements to RC Wegman Construction Company in the amount of \$143,200.
- 5.17 Approve the Indian Trail Mini Park Splash Pad Improvements to Fox Excavating, Inc. in the amount of \$212,850.
- 5.18 Approve the purchase and delivery of two chemical storage units to Polystar Containment in the not-to exceed amount of \$95,386.
- 5.19 Approve the Blackberry Crossing Phase 1 construction, engineering and playground purchase to Everlast Blacktop, Inc., Fehr Graham and GameTime in the amount \$1,311,992.98.
- 5.20 Ratify the purchase of a 2004 Ford F450 with a Wayne refuse body from Trucksite in the not-to-exceed amount of \$33,885.
- 5.21 Ratify the purchase of the Red Oak “The Wilds” Playground to Gametime/Cunningham Recreation in the not-to-exceed amount of \$73,475.82.
- 5.22 Ratify the purchase of bulk turf grass seed for the Stuart Sports Complex to Advanced Turf Solutions in the amount of \$33,000.
- 5.23 Ratify and approve expenses to Fehr Graham in the not-to-exceed amount of \$32,000 for districtwide court evaluations design engineering services.
- 5.24 Approve the resolution approving the conveyance of a 0.019-acre parcel to the Illinois Department of Transportation for Route 25 intersection improvements.

A motion and a second was made to approve the consent agenda as presented. Roll call voting Aye: Jerry Butler, Marea Clement, Maryanne Cummings, Joe Grisson, Matt Hicks, Jr., and President Chuck Anderson. Voting Nay: none, and the consent agenda was approved.

## 6.0 PRESENTATIONS AND SPECIAL RECOGNITION

### 6.1 Introduction: Ryan Kertson, Vaughan Assistant Facility Manager

Jaime Ijams introduced Ryan Kertson, a rehire for Fox Valley Park District as Assistant Facility Manager at the Vaughan Athletic Center. Ryan formerly worked at Eola Community Center as Athletic Supervisor before taking a position at Bolingbrook Park District. The Recreation department is very happy to have Ryan back at the FVPD.

### 6.2 Market Feasibility Study – Stuart Sports Complex

Jeff Palmquist introduced Ted Mandigo and Rick Mandigo of TR Mandigo & Co. to present their market feasibility study for a limited-service hotel at Stuart Sports Complex. The primary focus of the study was to determine whether the local market would support a hotel. A secondary focus of the study was to provide recommendation regarding the concept design, size, room mix, price, quality, amenities, and facilities offered. TR Mandigo & Co. made the determination was made that the project would be feasible as a stand-alone property and also as part of a further development plan. Mandigo & Co. recommends a limited-service 120 room property, including a quick service restaurant offering limited menus for breakfast, lunch, and dinner, a lobby bar, indoor pool and play area, jacuzzi, exercise room, and 2 multipurpose meeting rooms. The property would be managed by an experienced operator and affiliated with a nationally recognized brand.

### 6.3 Presentation of the Long-Term Financial Forecast and 2024 Budget Considerations

Jennifer Paprocki presented the long-term financial forecast. Highlights of the presentation include:

- Operating Fund Balances: goal-3-6 months, actual-10.8 months (as of 8/31/2023)
- Recreation Fund Balances: goal-3-5 months, actual-5.46 months (as of 8/31/2023)
- Museum Fund Balances: goal-3-4 months, actual-8.53 months (as of 8/31/2023)
- The five-year financial forecast for all of the above funds is predicted to be well above the minimum goals.

- FVPD has the capacity to bond \$18,918,450 without going to a referendum, and \$142,807,476 with a referendum.
- Retirement years for current GO bonds are \$2,784,180 in 2023 and \$5,975,000 in 2026.
- 2024 Budget Considerations:
  - Merit increase of 4%, COLA of 2%
  - Current available capital (before debt is issued in December 2023) is \$15,970,258.
  - Debt service bond issuance in 2023 will be approximately \$8,100,000.

**7.0 PUBLIC COMMENT**

Brian Feltsen of Aurora, IL spoke about his concerns with the Village of Montgomery’s plans to allow a developer to mine for gravel and build a concrete factory within the village.

**8.0 ATTORNEY BUSINESS**

**8.1 Sub-District Boundaries**

Attorney Hodge discussed the evaluation made by the District of the existing sub-district boundaries after the 2020 census results were made known. The recommendation, seen later in New Business 11.2 is that no changes be made to the existing sub-district boundaries. The District will have the opportunity to reevaluate again after the 2030 census.

Attorney Hodge also discussed the need to review and approve the release of closed session minutes and destroy audio recordings of closed sessions as seen later in 13.1.

**9.0 EXECUTIVE DIRECTOR BUSINESS**

**9.1 Executive Director’s Report**

Director Pilmer reported on the following:

- FVPD will be the recipient of the IAPD Best of the Best Award for its partnership with Ascension-Mercy.
- October is Hispanic Heritage Month. FVPD continues to celebrate local partnerships and organizations. Companeros en Salud will be featured on our website. Later in the month FVPD will be featuring LULAC and their work in the community.
- The annual retiree picnic will be held on September 20. All commissioners are welcome to stop in.
- At each commissioner’s place is articles featuring Leah Hayes, a swimmer representing the FVPD Riptides Swim Team. One of Leah’s goals is to compete in the Paris Olympics in summer 2024. Also at each place is a press release from AACVB featuring Stuart Sports Complex, and the new challenge coin representing the Fox Valley Park District Police Department.

**10.0 CONTINUED BUSINESS**

None presented.

**11.0 NEW BUSINESS**

**11.1 Discussion of appointment recommendation to fill Commissioner vacancy in District 3, for the unexpired term ending April 2027.**

President Anderson recommended the appointment of Aimee Cisneros to fill the vacancy in District 3 as a result of Al Broholm’s resignation. Ms. Cisneros will be sworn in at the start of the October Board of Commissioners meeting.

**11.2 Approve the Resolution 23-045 Approving the Continued Use of Existing Sub-District Boundaries for Purposes of Affirming Sub-Districts under the Fox Valley Park District.**

Jeff Palmquist recommended approval of the resolution for continued use of the current sub-district boundaries. A motion and a second was made. Roll call voting Aye: Jerry Butler, Marea Clement, Maryanne Cummings, Joe Grisson, Matt Hicks, Jr., and President Chuck Anderson. Voting Nay: none, and the resolution was approved.

**12.0 CLOSED SESSION**

The Board of Commissioners did not enter in to closed session.

**13.0 RETURN TO OPEN SESSION**

**13.1 Approve Resolution 23-044 to release closed session minutes and destroy audio recordings of closed session minutes.**

A motion and a second was made to approve the resolution to release closed session minutes and destroy recordings of closed sessions. Roll call voting Aye: Jerry Butler, Marea Clement, Maryanne Cummings, Joe Grisson, Matt Hicks, Jr., and President Chuck Anderson. Voting Nay: none, and the resolution was approved.

**13.2 President's Comments.**

**13.2.1 Executive Director candidate interviews**

President Anderson announced that interviews for the finalist candidates for Executive Director will take place on October 4. This will be a posted public meeting; however, the interviews will take place in closed session.

**14.0 ADJOURNMENT**

A motion and a second was made to adjourn the meeting. Voice voting Aye: Jerry Butler, Marea Clement, Maryanne Cummings, Joe Grisson, Matt Hicks, Jr., and President Chuck Anderson. Voting Nay: none, and the meeting was adjourned at 6:06pm.

*Respectfully submitted by:*



*Kim Nooncaster  
Board Secretary*