



Board of Commissioners
Regular Meeting
September 8, 2025
6:00pm

Call to Order	Commissioner Jeffery called the meeting to order at 6:00 pm.
Roll Call/Pledge of Allegiance	Present: Commissioners Jeffery, Parisi, Bird, Powers, Witteck, Becker and Pauling. Staff: Executive Director Rini, Directors Hamilton, Bachewicz, Quinn and Scumaci, Superintendent Adamson, Division Manager Kenny, and Executive Assistant Greninger.
Listening Post	Sijo Job from Winfield is asking for affiliate status for Invaders Basketball. He understands the District cannot offer the team space because of the current issue with the Simkus gym, but only wants affiliate approval for the Invaders. He is hoping for a way for the Board to say yes to their request.
Changes to the Agenda	None
Consent Agenda	<p>Commissioner Bird made a motion to accept the consent agenda as read. Seconded by Commissioner Witteck.</p> <p style="padding-left: 40px;">A. Approval: Finance Committee Minutes: August 25, 2025 B. Approval: Regular Minutes: August 25, 2025 C. Ratify: August 2025 Bills</p> <p>Voice Vote. All in favor. None opposed. Motion Passes.</p> <p>Commissioner Powers made a motion to approve the consent agenda as read. Seconded by Commissioner Becker.</p> <p>Roll Call Vote: Commissioner Bird: Aye Commissioner Becker: Aye Commissioner Jeffery: Aye Commissioner Parisi: Aye Commissioner Powers: Aye Commissioner Pauling: Aye Commissioner Witteck: Aye</p> <p>Motion Passes 7-0-0</p>
Discussion Items	<p>A. Carol Stream Parks Foundation Update Dana Hybl from the Carol Stream Parks Foundation provided an update on the Foundation Annual Duck Race event held on August 16. The Foundation sold 985 ducks worth approximately \$5,000 in sales. The race went well, but a storm came in right after the last heat. The next event is the Putt and Pour on September 27.</p> <p>B. Annual Marketing Report</p>

Marketing Division Manager Mondlock attended the meeting to present its annual report and highlight the processes used to support the District's programs, facilities, and events. The presentation provided analytics related to distribution, communication avenues, and effectiveness. She also reviewed day-to-day, seasonal, and annual processes that support our marketing campaigns. Commissioner Bird remarked how well Marketing is doing and the artwork is wonderful. Commissioner Jeffery said the department is 10 times better than before. Executive Director Rini said the Park Communication Boards are customized for each park and are designed in house.

C. Simkus and CCWP Facility Update

Director Hamilton reviewed the steps we have taken so far to identify the leak at Coral Cove Water Park. In addition to the gym floor wood buckling, we also were made aware of a very large increase in water usage. We believe a leak is coming from the slide or dive pool areas and going under the foundation of the gym. By removing the molding surrounding the gym floor, we see there is some deterioration of the concrete. We also know that the electrical pipes that run under the gym from Coral Cove to the Mechanical Room have water in them. We believe that is what caused the power outage in the pool offices. The meeting with American Leak Detection was rescheduled to September 9. Once we find the leak, we can address the repair, hopefully before winter sets in. Once the leak is repaired, we will move onto the gym floor. We anticipate some concrete repairs under the wood floor. Executive Director Rini said PDRMA warned that the costs associated with identifying the cause and underground repairs are probably not covered by insurance. We anticipate disrupted revenue at least through the first quarter of 2026. PDRMA also warned that if we are jackhammering the concrete in the gym, it might require office staff and programs to temporarily relocate. Commissioner Pauling asked if there are any other signs of trouble. Director Hamilton pointed out a large dip in the asphalt path leading to the pump room on the west side of the building. Staff will continue to share updates at Board meetings.

D. Kailasha Developers/Jan Smith Park Update

Executive Director Rini discussed the proposed Lease. The developer had a meeting with the Village of Carol Stream last week, which resulted in direction for Kailasha to reduce the number of units. That will change the impact fees we receive; Kailasha has also countered the District's request for \$177,000 in additional cash donations down to \$120,000. They still plan on adding a path and improving the basin. The terms of the agreement are a Board decision.

Commissioner Powers still does not like the plan; recommending we counteroffer at \$160,000. Commissioner Bird commented with the decrease in the number of units, Kailasha may be able to manage the stormwater on their land; we should not push too hard. Commissioner Pauling agreed, adding she likes the proposed improvements at Jan Smith Park. Commissioner Becker agreed, as well as Commissioner Witteck. Commissioner Parisi does not have a strong opinion.

Commissioner Jeffery added that with the lower number of units, the wear and tear on the park would decrease as well. Executive Director Rini will continue discussions with our attorney.

E. Review of Outstanding Debt – Meristem Advisors

Andy Arndt from Meristem Advisors attended the meeting to review the timeline and costs associated with moving forward with refinancing and/or pursuing new bond funds. At this point, we need to publish a notice for a public hearing per the Bond Issue Notification Act (BINA) for the September 22 Board Meeting, at a cost of \$150 for the legal notice. BINA authority is good for three years, but does not obligate the District to move forward. It does prepare the District to act if funding is needed to repair the gym or advance the capital improvement plan. After the public hearing, the next step will be the Parameters Ordinance – this is when the District is committed to refinancing for savings, or to refinance and issue additional money. That would be followed by the credit rating process (at a cost of approximately \$15,000). There is a possibility that the credit review will result in the assumption that additional money will be taken, which will impact the credit score, whether we decide to pursue new bond funds or not. The Board still has the option to just refinance, but if they want the tax levy to go down for next year's tax bills, we must complete the refinance process by February 2026.

Commissioner Powers said he is anticipating the Federal Reserve will decrease interest rates next week, which will change the bond rates. We could realize greater savings by waiting until next year. Mr. Arndt reminded him that when we were completing this process in 2021, interest rates went up, and the market reacted in the opposite way we expected. Municipal Bonds are still volatile. We have time to see what happens after the Federal Reserve Meeting. We can wait until the October 27 meeting to complete the Parameter Ordinance.

Commissioner Powers asked about the call dates for the other bonds. Mr. Arndt said the final callable bonds will occur in 4-6 years, when we can consider restructuring the debt once again. Commissioner Bird is in favor of riding this out, but leaving the option open, considering the extensive repairs needed for the pool and gym. Mr. Arndt said that we can write a Reimbursement Ordinance provision to reimburse for those expenses, within 60 days of passing the ordinance. Commissioner Jeffery is in favor of refinancing for tax savings, but still pushing back on pursuing new money. She will sign the BINA order to publish the legal notice.


F. 2026 Merit Pool Recommendation

Director Quinn said this is the time of year we are required to discuss the Merit Pool recommendation, based on our Salary Administration Policy. This is the first year in the last five we have not had mandatory Minimum Wage increase. Merit increases allow us to recognize and reward employees who demonstrate outstanding performance. Staff is recommending a 4% merit pool; a pool provides flexibility to acknowledge high performing staff for their efforts and achievements, and helps


	<p>with retention, recruiting, and morale. The approval will be on the September 22 Board Meeting agenda.</p> <p>G. Weekly Happenings (oral)</p> <ul style="list-style-type: none"> • Commissioner Witteck attended a staff outing for West Chicago Park District at Coyote Crossing Mini Golf, and it was wonderful. Staff had a great time. • Commissioner Becker had a conversation with Rick Gieser; he commented on how nice Shining Waters Park looks. • Commissioner Pauling commended the Recreation Attendants who worked the Panthers game last weekend; they were amazing. • Commissioner Parisi asked if we are required to plow the paths at Pleasant Hill Park as part of the Intergovernmental Agreement. Director Hamilton said no, but the parking lot off Harriet Street is on the District's B schedule. Executive Director Rini added that we have talked to school Administration about plowing the paths as part of the plowing they do, since school lots are their priority and would be accomplished before school starts.
Action Items	<p>A. New Affiliate Basketball Application</p> <p>Director Bachewicz reviewed the District's recent activities when approached by Invaders Basketball, a new startup league, to become an Affiliate. In addition to sharing the guidelines, staff held an initial meeting to discuss the Invaders' needs. That meeting also explained that there were a number of considerations that still needed to be discussed before moving forward. Shortly after that initial meeting, the Simkus gymnasium was taken out of service until further notice due to the floor buckling. With no way to estimate when the floor would be available for any type of programming, the District let them know that they could not consider any further consideration for their Affiliate status at this time. The Invaders continue to request affiliate status, or at least the District's endorsement or sponsoring for their group, for the purposes of getting into a travel league (DYTBL). Based on lack of space and lack of understanding of the Affiliate relationship, staff is recommending the Board reject the Invaders' request for Affiliate status.</p> <p>Subsequently, Mr. Job/Invaders submitted a FOIA request for a number of documents related to the affiliate process and historical records. In the course of gathering documents for the FOIA request, staff found a Board Policy and summary memo from 2013 that stated the District will only have one affiliate per sport. Commissioner Jeffery recalls that policy, as did Commissioner Bird. He added that we should only consider a different affiliate if the first was not in good standing. Commissioner Parisi asked if there is any association between the Panthers and Invaders. There is not. Commissioner Pauling agreed and shared that to her understanding, DYTBL only accepts one team per community. Commissioner Bird asked if the kids that signed up for Invaders could still participate in Park District Basketball programs; Director Bachewicz said yes.</p>



	<p>Commissioner Bird made a motion to reject the Invaders Basketball Application for Affiliate Status with the Carol Stream Park District. Seconded by Commissioner Witteck. Voice Vote. All in favor, none opposed. Motion passes.</p> <p>B. Emergency Repairs to Electrical Service at Coral Cove Water Park Commissioner Parisi made a motion to approve emergency repairs to electrical service at Coral Cove Water Park in the amount of \$38,636 by Ashley Electric, Bloomingdale, IL, 60108. Seconded by Commissioner Pauling.</p> <p>Roll Call Vote: Commissioner Bird: Aye Commissioner Becker Aye Commissioner Jeffery: Aye Commissioner Parisi: Aye Motion Passes 7-0-0</p> <p>Commissioner Powers: Aye Commissioner Pauling: Aye Commissioner Witteck: Aye</p>
Closed Session	None
Action Pertaining to Closed Session	None
Adjournment	Commissioner Powers made a motion to adjourn the meeting. Seconded by Commissioner Becker. Voice Vote taken. Motion passed 7-0-0. Meeting adjourned at 7:15 pm.



President
Jacqueline Jeffery



Secretary
Sue Rini

September 22, 2025
Date