



Board of Commissioners
Regular Meeting
September 22, 2025
6:00pm

Call to Order	Commissioner Jeffery called the meeting to order at 6:00 pm.																
Roll Call/Pledge of Allegiance	<p>Present: Commissioners Jeffery, Parisi, Bird, Becker, and Pauling. Commissioner Powers and Witteck were absent.</p> <p>Staff: Executive Director Rini, Directors Hamilton, Bachewicz, and Quinn, Superintendent Adamson, and Executive Assistant Greninger.</p>																
Public Hearing	<p>Commissioner Parisi made a motion to enter into the Public Hearing. Seconded by Commissioner Becker.</p> <p>Roll Call Vote:</p> <table border="0"> <tr> <td>Commissioner Bird: Aye</td><td>Commissioner Powers: Absent</td></tr> <tr> <td>Commissioner Becker Aye</td><td>Commissioner Pauling: Aye</td></tr> <tr> <td>Commissioner Jeffery: Aye</td><td>Commissioner Witteck: Absent</td></tr> <tr> <td>Commissioner Parisi: Aye</td><td></td></tr> </table> <p>Motion Passes 5-0-2</p> <p>Conduct of Public Hearing for the issuance of not to exceed \$3,000,000 General Obligation Limited Tax Park Bonds for the payment of land condemned or purchased for parks, for the building, maintaining, improving and protecting of the same, and the existing land and facilities of the District, and for the payment of the expenses incident thereto. See attached BINA Minutes</p> <p>Commissioner Parisi made a motion to adjourn the Public Hearing. Seconded by Commissioner Becker.</p> <p>Roll Call Vote:</p> <table border="0"> <tr> <td>Commissioner Bird: Aye</td><td>Commissioner Powers: Absent</td></tr> <tr> <td>Commissioner Becker Aye</td><td>Commissioner Pauling: Aye</td></tr> <tr> <td>Commissioner Jeffery: Aye</td><td>Commissioner Witteck: Absent</td></tr> <tr> <td>Commissioner Parisi: Aye</td><td></td></tr> </table> <p>Motion Passes 5-0-2</p>	Commissioner Bird: Aye	Commissioner Powers: Absent	Commissioner Becker Aye	Commissioner Pauling: Aye	Commissioner Jeffery: Aye	Commissioner Witteck: Absent	Commissioner Parisi: Aye		Commissioner Bird: Aye	Commissioner Powers: Absent	Commissioner Becker Aye	Commissioner Pauling: Aye	Commissioner Jeffery: Aye	Commissioner Witteck: Absent	Commissioner Parisi: Aye	
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Listening Post	<p>Larry Randle, a Carol Stream resident, and representative of Invaders Basketball Travel Team asked the Board to suspend the one affiliate per sport policy. Invaders wants to maintain the same teams from year to year to keep kids together; their program doesn't cut kids through tryouts. He believes politics are involved. He added that the District's current Panthers Basketball Affiliate would absorb some of the players but not all the coaches.</p>																

Changes to the Agenda	None								
Consent Agenda	<p>Commissioner Becker made a motion to accept the consent agenda as read. Seconded by Commissioner Pauling.</p> <p>A. Approval: Regular Minutes: September 08, 2025 B. Approve: Ordinance No. 591 Park District Surplus C. Approval: 2026 Merit Pool Approval Voice Vote. All in favor. None opposed. Motion Passes.</p> <p>Commissioner Pauling made a motion to approve the consent agenda as read. Seconded by Commissioner Parisi.</p> <p>Roll Call Vote:</p> <table border="0"> <tr> <td>Commissioner Bird: Aye</td><td>Commissioner Powers: Absent</td></tr> <tr> <td>Commissioner Becker Aye</td><td>Commissioner Pauling: Aye</td></tr> <tr> <td>Commissioner Jeffery: Aye</td><td>Commissioner Witteck: Absent</td></tr> <tr> <td>Commissioner Parisi: Aye</td><td></td></tr> </table> <p>Motion Passes 5-0-2</p>	Commissioner Bird: Aye	Commissioner Powers: Absent	Commissioner Becker Aye	Commissioner Pauling: Aye	Commissioner Jeffery: Aye	Commissioner Witteck: Absent	Commissioner Parisi: Aye	
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Discussion Items	<p>A. Outstanding Debt Options – Next Steps</p> <p>Andy Arndt from Meristem Advisors updated the Board on current bond rates after the Federal Reserve lowered interest rates last week. It made a significant improvement in current rates. Commissioner Parisi believes that historically, rates will continue to trend down. But if the Federal Reserve does not decrease rates again in December, it could have a negative impact. Executive Director Rini said Mr. Arndt will continue to watch the bond rates. Mr. Arndt reviewed the fees. Option 1 is to refinance for savings only. The estimate on the Board Memo is based on 3% fee rate, but the actual fees usually come in at 1.8%. Option 2 is to refinance and add up to \$3 million in new limited use bonds. We would have three years to use the new money on capital projects. Option 3, the less aggressive option, would refinance, add up to \$3 million in new limited use bonds, and restructure debt to reduce an average taxpayers' payment to the District by approximately \$70/year by extending the debt payoff period by two years. Remember, in 2019 the Board voted to refinance for tax savings, and then in 2021 decided to vote on new money to remodel Community Park. The savings from the 2019 refinance were nullified by the extra fees from 2021. It takes about a week to prepare the Parameter Ordinance. Executive Director Rini said we could have news about the Simkus gym floor by the October 14 Board Meeting.</p> <p>Commissioner Jeffery said she really wants to know about the gym floor before we decide on moving forward with new money. Commissioner Bird noted the difference in fees is about \$90,000. Mr. Arndt said the fees are not charged until the new bonds are issued. Commissioner Becker said there's probably no way we won't need the new money. Commissioner Bird said he is leaning more toward Option 2.</p>								

Commissioner Jeffery prefers Option 1, then get new money later if we really need it. We need to wait until we know more about the Simkus gym floor. We will wait until the October 27 meeting to prepare the Parameters Ordinance.

B. Simkus and CCWP Facility Update

Director Hamilton updated the Board on what we have learned so far about the leak at Coral Cove Water Park and the repair plans. We have found the leak at Coral Cove Water Park; the concrete has been removed and we are waiting for the plumber to repair the leak so the concrete can be restored. The electrical damage has been fixed. We have had three contractors look at the gym floor and they all agree that the floor cannot be salvaged. Two opinions have been given that the damage is surface based – meaning it came from the top of the floor and not from underneath. The flooring contractor plans to do core samples of the concrete once all the flooring is removed to gather more information on what is happening under the floor and foundation. We also want to send cameras into the downspouts off the roof. There could be a blockage, causing water to go under the foundation. We are waiting for the insurance company to approve pulling out the floor.

C. Kailasha Development Lease – Jan Smith Park

Executive Director Rini reviewed the outcome of a recent meeting with Kailasha Developers and the Village of Carol Stream. They must decrease the density, so they are going back to the drawing board. With the reduction in units they cannot provide any additional improvements like a playground or pavilion. They would still like to have the path on the east side of Jan Smith Park. Both Commissioner Jeffery and Pauling said no to that. Commissioner Bird said the native area in the Jan Smith basin would look beautiful, but he is ok with not continuing discussions. Commissioner Becker said we have spent a lot of time on this. Commissioner Jeffery said Kailasha has pulled all of the benefits out of the deal. Executive Director Rini said the consensus is we are not getting anything out of this, we will discontinue negotiations. She will notify our attorney.

D. Native Areas Maintenance

Director Hamilton reviewed the work Bedrock Earthscapes has done this year. Our Native Area Master Plan has guided the gradual increase to the implementation of the plan; this annual report from Bedrock shows the work completed this year. Commissioner Becker said it is nice to see the progress. Commissioner Bird said it looks good, we are moving in the right direction. Commissioner Jeffery asked about the bio-swale on the north side of Fountain View. Director Hamilton said they are developing a plan to plant that area with natives. Commissioner Jeffery likes that idea; it will show the public how beautiful that can look.

E. Weekly Happenings (oral)

- Commissioner Becker attended the Carol Stream Parks Foundation meeting last week. They are donating a bench at Pleasant Hill and Fair Oaks Parks. They are

	<p>allocating \$4,000 toward the Bus Replacement campaign, and talked about moving the Duck Race one week earlier next year. Unfortunately, the Putt and Pour will be cancelled due to low enrollment. They are helping with the Tree Lighting event.</p> <ul style="list-style-type: none"> • Executive Director Rini said we are pleased that the District has been selected as one of the winners for the Illinois Association of Park Districts (IAPD) Intergovernmental Cooperation Award for its partnership with the Village of Carol Stream. Representatives of the Village and Park Board will be present at the Best of the Best Gala on October 24. • Executive Director Rini said the Disability Resource and Job Placement Expo hosted at Fountain View Recreation was sponsored by Senator Lewis and Representative Sanalitro was attended by over 300 individuals. • Commissioner Jeffery attended the Adult Trips meeting in preparation for the trip to South Dakota; her mother is attending. Staff did a great job explaining all the details to the participants.
Action Items	<p>A. Approval: Policy Guidelines for Youth Recreational Organizations Update</p> <p>Director Bachewicz reviewed the proposed revisions to the Policy Guidelines for Youth Recreation Organizations. The last revision was in 2013. These changes clarify the parameters and rules; includes PDRMA requirements; removes duplicate language; and removes internal procedures. Executive Director Rini said after the Invaders inquiry, we realized we needed to streamline the process. We look at our affiliates to supplement Park District programs, not to compete with our programs. Commissioner Bird admitted he was confused by the process. He does not feel politics should be part of youth sports and hopes the Invaders can find a way to play. Director Bachewicz said Board action taken at the last meeting to deny the Invader's affiliate application was primarily due to the damage to the Simkus gym floor. Commissioner Pauling agreed we need to look at why there is a perception of politics in sports. Invaders should be able to join the current affiliate. Commissioner Jeffery said her son played baseball when the Revolution Travel team started. She asked if there is a way to have a competitive segment for each sport in our programing. Executive Director Rini pointed out that we would still be subject to the space limits we currently operate under, it would require additional staff to manage, and reduce playing time for the current affiliates. Director Bachewicz concurred and said if we had more affiliates or more competitive in-house teams, we would have more limits on field or gym time. In addition, affiliate fees are less than revenue received from field and gym rentals. Commissioner Parisi suggested we survey parents to gauge their interest. Commissioner Jeffery asked if we can mediate between Invaders and Panthers to encourage them to play together, help them facilitate the conversation. Commissioner Becker asked what other park districts do regarding affiliate programs. Executive Director Rini said it varies; some have affiliates, others do not.</p>



	<p>Commissioner Jeffery said we have decided to decline the Invaders as an affiliate. Now we need up update this policy. She suggested we look into whether we can develop a competitive in-house program for the Invaders to join. We know how sports ebb and flow; volunteers come and go, but we could look into this.</p> <p>Commissioner Bird made a motion to approve the updated Policy for Youth Sport Affiliates. Seconded by Commissioner Becker.</p> <p>Roll Call Vote:</p> <table><tr><td>Commissioner Bird: Aye</td><td>Commissioner Powers: Absent</td></tr><tr><td>Commissioner Becker Aye</td><td>Commissioner Pauling: Aye</td></tr><tr><td>Commissioner Jeffery: Aye</td><td>Commissioner Witteck: Absent</td></tr><tr><td>Commissioner Parisi: Aye</td><td></td></tr></table> <p>Motion Passes 5-0-2</p>	Commissioner Bird: Aye	Commissioner Powers: Absent	Commissioner Becker Aye	Commissioner Pauling: Aye	Commissioner Jeffery: Aye	Commissioner Witteck: Absent	Commissioner Parisi: Aye	
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Closed Session	None								
Action Pertaining to Closed Session	None								
Adjournment	Commissioner Parisi made a motion to adjourn the meeting. Seconded by Commissioner Pauling. Voice Vote taken. Motion passed 7-0-0. Meeting adjourned at 7:40 pm.								


President
Jacqueline Jeffery


Secretary
Sue Rini

October 14, 2025
Date