

Regular Board Minutes

10-15-25

APPROVED

**Mt. Prospect Park District
Regular Board Meeting
October 15, 2025**

A Regular Board Meeting of the Mt. Prospect Park District, Cook County, Illinois, was held on Wednesday, October 15, 2025 at the Central Community Center Facility of the Mt. Prospect Park District.

President Doherty called the meeting to order at 6:31 p.m.

Commissioner Starr called the Roll:

The following Commissioners were present upon the roll:

Present: Commissioners Masnica, Tuczak, Lowen, Murphy, Nicholas, Starr and Doherty

Remote: None

Absent: None

The following individuals were also in attendance (present or remote) at the meeting:

Administrative Staff: Jim Jarog-Executive Director, Jeanette Foley-Executive Assistant, George Giese-Deputy Director, Ruth Yueill-Director of Community Relations & Marketing, Matt Dziubinski, Director of Parks and Planning, Mike Azzaretto-Director of Recreation, Jon Zgoda-IT Professional/ Remote Meeting Moderator, Maddy Moon-Community Relations Coordinator, Jeff Langguth-Director of Golf Operations

Professionals: Tom Hoffman-District Attorney
Lee Howard-CPA GAI
Rachel Steiner, Project Manager, Nicholas & Associates, Inc.
Remote: David Torres, Director of Construction, Nicholas & Associates, Inc.

Visitors and others in attendance:

PLEDGE OF ALLEGIANCE

CHANGES OR ADDITIONS TO REGULAR MEETING AGENDA

President Doherty asked if any Commissioners had any additions or changes to the Regular Meeting Agenda.

There were no changes.

MOTION:

A motion to approve the agenda was made by Commissioner Starr and seconded by Commissioner Murphy.

A voice vote was taken; all were in favor to approve the Regular Meeting Agenda as written and none opposed.

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Motion passed

APPROVAL OF CONSENT AGENDA

President Doherty read the following statement:

All items identified may be considered routine by the Board of Commissioners and be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so requests, in which event the item will be removed from the Consent Agenda and approved under its normal sequence on the Regular Meeting Agenda.

- A. Approval Of Minutes: Regular Board Meeting, September 17, 2025.
- B. Ratification Of Accounts Payable for September 2025 in the amount of \$1,044,715.32.
- C. Ratification Of Payroll for September 2025 in the amount of \$540,745.80.
- D. Approval of the Board of Commissioner Regular Scheduled Meeting Schedule for the year 2026

President Doherty asked for a motion to approve the Consent Agenda as presented.

MOTION:

Commissioner Murphy made the motion to approve the Consent Agenda as presented, seconded by Commissioner Lowen.

Commissioner Starr called the roll: Commissioners Masnica, Tuczak, Lowen, Murphy, Nicholas, Starr and Doherty

Nays: None

Absent: None

Motion Passed

PUBLIC COMMENT: None

NEW BUSINESS

Deputy Director George Giese presented:

Deputy Director George Giese gave a detailed synopsis of the Park District's annual rollover bonds fund capital improvements list. The District did not have a fall capital list in 2024. The District is now back on schedule as 2024 was a divergence from our normal trend. Staff prepare a draft list of projects in October for Board discussion, with approval considered in November. This year's funding comes from new bond funds (\$1,403,539), repurposed bond funds (\$209,160), totaling \$1,612,699. Operating funds are also included for ADA and Paving & Lighting, to be budgeted in FY 2026. Additional funding is needed for Sunrise Park playground replacement, with options including Brentwood property sale proceeds or other FY 2026 sources.

The list includes:

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- Recreation equipment (soccer goals, fitness equipment, RecPlex front desk/west entrance upgrade).
- Golf Course projects (range picker, sound system, TVs, grill, alarm, etc.).
- Maintenance equipment (truck, trailer, floor scrubbers, mowers, Kopp Park shade structure).
- Park projects (Sunrise Park playground, sealcoating/resurfacing, windscreening, Majewski fence).
- Facility improvements (RecPlex concrete/preschool wing, Golf Course flooring, Friendship Park Conservatory atrium condenser/fence).
- RecPlex Pool natatorium dehumidification system replacement (PoolPak), with 50% tentative funding from the ADA Fund, contingent on NWSRA approval.

Beyond this list, the Park District plans significant updates to longer-term capital improvement plans, building on previous documents and incorporating changes like new facilities and referendum improvements. The Draft Fall 2025 Capital Project List will return in November for Park Board approval.

Commissioners engaged in a discussion regarding the allocation of funds for improvements at Sunrise Park, offering various perspectives.

Commissioner Starr expressed support for using capital for these improvements. Commissioner Murphy, however, favored reserving the funds for the immediate area's residents due to Golf Road acting as a significant divider between Des Plaines and Mount Prospect, suggesting alternative funding sources be explored for the proposed improvements.

Commissioner Nicholas highlighted the importance of open pathways for community recreation and advocated for additional funds to be directed towards such projects, commending staff for their creative budgeting. Commissioner Doherty echoed Commissioner Murphy's sentiment, preferring the funds benefit Brentwood Neighborhood residents, but remained comfortable with the current plan, as the remaining \$450,000 would still be used for the path, drainage, and benches.

Deputy Director Giese proposed delaying supplementary funding and exploring other sources. Commissioner Nicholas thanked everyone for clarifying the fund's usage and the differing opinions. She then sought clarification on the Golf Road divider issue. Commissioner Masnica explained the division related to different school districts and reiterated her support for using the funds, noting the soccer field in that area is utilized by various school districts.

APPROVAL ITEMS

Deputy Director George Giese presented three approvals to the Board.

1. **Bid Award Recommendation:** Deputy Director Giese explained in detail the bidding process and the types of contractors needed for construction. Nicholas & Associates, as Construction Manager, evaluated bids for the Lions Recreation Center, Community Pool,

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and site improvements, recommending the lowest responsible bidders for each package. One contractor withdrew their bid. The total for recommended bids and alternates is \$35,266,000, with a total project cost (including fees, insurance, etc.) projected at \$44,985,950. The RecPlex portion of the project will be bid separately. The Park District remains on budget. Each bid package award is recommended to the lowest responsible bidder. Tonight's motion authorizes the Board President to assign trade contracts to Nicholas & Associates Inc. as construction manager. David Torres from Nicholas & Associates Inc. commented that Deputy Director George Giese did a fantastic job explaining everything to the Board. Everything is running smoothly and they are excited about the competitiveness of the bids. He added that the District is in a great position with this project.

MOTION:

Commission Masnica made a motion to accept the bid proposals as follows:

Move to accept the following bid proposals submitted as part of the Lions Memorial Park, Recreation Center and Community Pool Referendum Projects, with each bid package awarded to the lowest, responsible bidder:

- Bid Package #1 – Sitework, Structural & Building Demo \$11,206,000 (Base Bid + Alts 1, 2, 3, 4 & 10) ○ Awarded to: AJ Oleson Construction Co.
- Bid Package #2 – Masonry \$1,125,600 (Base Bid + Alt 4) ○ Awarded to: JAC Masonry, Inc.
- Bid Package #3 – General Trades \$4,649,150 (Base Bid + Alt 4) ○ Awarded to: Hargrave Builders
- Bid Package #4 – Roofing \$1,346,400 (Base Bid) ○ Awarded to: F&G Roofing Company, LLC
- Bid Package #5 – Framing & Drywall, Acoustical & Painting \$1,880,000 (Base Bid + Alt 4) ○ Awarded to: LJ Morse Construction Co.
- Bid Package #6 – Flooring & Tile \$1,856,174 (Base Bid + Alt 4) ○ Awarded to: Premier Tile & Stone
- Bid Package #7 – Fire Protection \$330,300 (Base Bid + Alt 4) ○ Awarded to: C.L. Doucette, Inc.
- Bid Package #8 – Plumbing \$1,572,262 (Base Bid + Alts 1 & 4) ○ Awarded to: C. W. Burns Co., Inc.
- Bid Package #9 – HVAC \$1,268,400 (Base Bid + Alts 1, 4 & 9) ○ Awarded to: Great Lakes Plumbing, Heating & Fire Protection Co.
- Bid Package #10 – Electrical \$4,858,714 (Base Bid + Alts 1, 4, 6 & 11) ○ Awarded to: Airport Electric Co.

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- Bid Package #11 – Pool \$5,173,000 (Base Bid + Alts 1 & 5A) ○ Awarded to: Stuckey Construction Co. And Further, to Authorize the Park District, By Its President, to Assign the Trade Contracts to Nicholas & Associates, Inc. as Construction Manager

Motion was seconded by Commissioner Murphy.

Commissioner Starr called the roll: Commissioners Masnica, Tuczak, Lowen, Murphy, Nicholas, Starr and Doherty

Nays: None

Absent: None

Motion Passed

2. **Amended and Restated Third Project Authorization Exhibit (PAE #3):** Deputy Director George Giese presented the details to the Board. The initial PAE #3 covered both Lions Park and RecPlex improvements. Given the timeline differences in planning the two components, the Park District and Nicholas & Associates decided to separate these Lions work from RecPlex. The amended PAE #3 now details only the Lions portion, with all known costs and timelines updated. RecPlex improvements will be covered in a future PAE #4. The updated PAE #3 has been reviewed by legal counsel.

Commissioner Nicholas asked for clarification as to the initial thoughts for the area in front of RecPlex. Deputy Director Giese explained that the Village had approached the District as part of the Cloud HQ Development with some potential outside funding for improvements to that area. There was interest in some sort of free use component. Originally the thought was some sort of multi-use athletic field space in Kopp Park. More thought turned to trying to bring an aquatic feature such as a splash pad, picnic or play area to the front of RecPlex, with the possibility for a turf space that could serve athletic programs and camps. An important consideration for RecPlex improvements, both referendum and any potential improvements out in front of the facility, has been to minimize disruptions to basketball and various programs. Timing is important. Commissioner Nicholas commented that all the ideas sound amazing.

MOTION:

Commissioner Lowen moved to approve the Amended and Restated Third Project Authorization Exhibit with Nicholas & Associates Inc. for 2025 Referendum work at Lions Park, seconded by Commissioner Starr.

Commissioner Starr called the roll: Commissioners Masnica, Tuczak, Lowen, Murphy, Nicholas, Starr and Doherty

Nays: None

Absent: None

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Motion Passed

3. **Purchase of Aquatics Equipment from Vortex Aquatic Structures International:**

Deputy Director George Giese explained the details of the splash pad and water slide construction equipment and pricing. Staff recommended approving the purchase of proprietary aquatics equipment (slides, pool, and spray features) from Vortex Aquatic Structures International for the new Community Pool and Splash Pad. Vortex previously provided a term-limited price guarantee. The equipment is itemized in an attached quote referencing BuyBoard Purchasing Cooperative Contract #781-25.

Commissioner Starr asked for confirmation that the main pool would still have a zero entry. Deputy Director Giese confirmed.

MOTION:

Commissioner Tuczak made a motion to approve the purchase of aquatics equipment from Vortex Aquatic Structures International in the amount of \$544,292.15 utilizing the BuyBoard Purchasing Cooperative Contract # 781-25, seconded by Commissioner Starr.

Commissioner Starr called the roll: Commissioners Masnica, Tuczak, Lowen, Murphy, Nicholas, Starr and Doherty

Nays: None

Absent: None

ADOPTION ITEMS

Resolution No. 877:

District Attorney Thomas Hoffman presented to the Board:

Resolution 877 is necessary to determine the estimated amount of money, excluding debt service and election costs, needed from the 2025 tax levy for the Mt. Prospect Park District. This is required by the Truth in Taxation Act, 20 days before the aggregate levy's adoption. The Board must adopt this resolution, which details estimated levy amounts for the District's various statutory funds. This year's finding is that the projected 105% threshold will not be exceeded as has been the case in the past for many years. The result is that the Park District will not need to hold a public hearing on its proposed 2025 levy nor publish for a public hearing. Instead it can go straight to the passage of the 2025 Levy Ordinance at any time after 20 days from now, but in advance of the Levy filing deadline which is December 23, 2025.

MOTION:

Commissioner Lowen made a motion to Adopt Resolution No. 877, A Resolution Determining The Amounts Of Money Exclusive Of Levies For Debt Service And Election Costs Estimated To Be Necessary To Be Raised By Taxation Pursuant To The Proposed Levy Of The Mt. Prospect Park District For The Levy Year 2025, seconded by Commissioner Murphy.

Commissioner Starr called the Roll:

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Ayes: Commissioners Masnica, Tuczak, Lowen, Murphy, Nicholas, Starr and Doherty

Nays: None

Absent: None

Motion Passed

FINANCIAL ADVISOR'S REPORT

Lee Howard, CPA, GAI, presented:

County Tax Bills Delayed: The second installment, totaling \$6,453,800, is delayed due to County software issues. No new due date is set, complicating cash flow and bond payments. Responsible fund balances will bridge this gap, with no interim financing needed.

2025 Levy Determination: This year's levy is limited by tax caps to the lesser of CPI (2.9%) or 5%. The resolution and worksheet, including estimated referendum bond levies (\$46,225,000), will be discussed separately.

Golf Report: Revenue is up 4% to \$2,144,331, while expenditures increased 5% to \$1,573,384. Sales tax paid due to new rental taxes is \$48,379, compared to \$5,375 last year.

Rec Programs: YTD revenue for Rec programs is up 8% to \$2,299,251. Childcare programs revenue is up 9% to \$1,076,085 (Kids Klub up 18%, Preschool up 6%, Day Camp up 7%).

RecPlex Facility Report: YTD revenue is up 7% to \$416,787 (pass sales up 8%, daily fees down \$2,202). Expenditures are up 14% to \$843,720, representing 59% of the budget.

Pools Report: Total revenue is up 3.3% to \$773,740. Swim Programs are down only 0.3%.

Central Programs: Revenue is down \$15,452, with a 6% decline in Youth Athletic program registrations.

Central Facility Revenue: Overall revenue is up 15% to \$343,896.

Commissioner Masnica asked for clarification as to the revenue decrease at Central Community Center. Director [Mike Azzaretto](#) answered the question stating when you review athletics as a whole, you look at leads for example compared to last year are up almost \$6,000. Our programs which are very similar to what Hot Shots offers, are up over \$18,000. Camps alone at RecPlex are up over \$16,000. If you analyze these areas and trends, there could be times where programming is overtaken due to rentals which are also up at Central. Some other programs for example, Patriots baseball might use the turf field and that can affect programming plans.

EXECUTIVE DIRECTOR REPORT

Lions Groundbreaking Ceremony

Executive Director Jarog informed the Board that with the Board's approval of the Lions Phase 2 Referendum Bids, staff will now set Thursday, October 30th at 3:30 PM as the official date and time for the upcoming Groundbreaking Ceremony to commemorate the start of construction for the Lions Recreation Center and Pool Phase 2 improvements. Please plan on attending if you can!

Annual Capital Improvement List Fall 2025

Staff presented a draft of the Annual Capital Requests, in addition to referendum improvements at Lions Park and RecPlex. The Board's input will be incorporated, and a final list will be brought forth for consideration at the November 19th Board meeting.

Mt. Prospect Park District FY 2026 Budget Process

Staff has been working diligently to itemize projected revenues and expenses as part of the FY 2026 budget process. We continue to focus on improving our programming opportunities and revenue streams while also reviewing our staffing and operational expenses. The 2026 budget will begin to take into account necessary staffing changes related to upcoming facility improvements at the Lions Recreation Center and pool. 2026 budget estimates will be adjusted accordingly in an effort to reflect these upcoming changes. The first draft of the District's 2026 budget will be presented to the Board for their first review and input at the November 19th Regular Board meeting.

Upcoming Referendum Bond pricing and closing date

At the September 12th Board meeting the Board adopted a Parameters Ordinance #874. This Ordinance authorized the Board President and the Executive Director execute the sale of the necessary referendum Bonds without further Board action. The pricing date for these bonds is anticipated to take place on Thursday, October 23rd with a closing date of Thursday, November 6th. A representative from Speer Financial will be on hand at our November 19th Regular Board meeting to review the results of the sale and the process moving forward.

Update on Village Ordinance

On Tuesday, October 7th, the Mount Prospect Village Board approved an ordinance regulating electric bikes and scooters based on community feedback. The new regulations modify the definition of reckless operation, allow low-speed e-scooters in downtown's "Walk Your Wheels" zones, and create a new class of e-scooters based on speed.

Key provisions include prohibiting e-bikes from sidewalks (with exceptions for low-speed scooters), requiring riders to be at least 16 years old (or accompanied by a parent), and mandating driver's licenses, insurance, and registration for electric motorcycles. The ordinance also bans cell phone use while riding e-scooters.

The Mount Prospect police department plans to offer safety classes, providing free helmets to attendees thanks to a donation from the Lions Club. Our District will be reviewing this new

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Village Ordinance and see if there are opportunities to align our own control ordinance with the Village.

Upcoming Board Meeting Reminders for 2025:

- **Regular Board Meeting: Wednesday, November 19, 2025, @ 6:30 PM**
 - FY 2026 Capital Improvement List Review and Approval
 - First Draft FY 2026 Budget Presentation & Review
 - Speer Financial Review of the Referendum Bond Sale Results

- **Last Regular Board Meeting 2025: Wednesday, December 17, 2025, @ 6:30 PM**
 - This meeting will include the Recreation Division's "2025 Year In Review" presentation

PUBLIC COMMENT

None

COMMENTS/MATTERS FROM COMMISSIONERS

MOTION:

Motion to adjourn the Regular Meeting made by Commissioner Starr, and seconded by Commissioner Nicholas.

A voice vote was taken and all were in favor.

The meeting was adjourned at 7:38 p.m.

Respectfully submitted,

William J. Starr, Secretary