

APPROVED
Mt. Prospect Park District
Regular Board Meeting
March 18, 2026

A Regular Board Meeting of the Mt. Prospect Park District, Cook County, Illinois, was held on Wednesday, March 18, 2026 at the Central Community Center Facility of the Mt. Prospect Park District.

Commissioner Doherty called the meeting to order at 6:30 p.m.

Commissioner Starr called the Roll

The following Commissioners were present upon the roll:

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

Remote: Commissioner Murphy (For the entire meeting)

Absent: Commissioner Nicholas (For the entire meeting)

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

Administrative Staff: Jim Jarog-Executive Director, George Giese-Deputy Director, Ruth Yueill-Director of Community Relations & Marketing, Mike Azzaretto-Director of Recreation, Matt Dziubinski-Director of Parks & Planning, Mary Kiaupa-Director of Human Resources & Risk, Jon Zgoda-IT Professional/ Remote Meeting Moderator, Adam Wessell-Assistant Golf Professional, Jeanette Foley-Executive Assistant, Maddy Moon-Community Relations & Marketing Coordinator

Professionals: Tom Hoffman-District Attorney (Remote for the entire meeting)
Lee Howard-CPA GAI

Visitors and others in attendance: Remote Attendee, Michael

PLEDGE OF ALLEGIANCE

CHANGES OR ADDITIONS TO REGULAR MEETING AGENDA

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

There being no changes to the Agenda, President Doherty requested a motion to approve.

MOTION:

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

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

Motion passed

APPROVAL OF CONSENT AGENDA

Due to a typographical error, items F and G will be pulled from the Consent Agenda: These items are the Reciprocal Use Aquatics Agreement with the Arlington Heights Park District, and the Reciprocal Use Aquatics Agreement with the Des Plaines Park District.

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, February 18, 2026.
- B. Ratification Of Accounts Payable for February 2026 in the amount of \$902,527.81.
- C. Ratification Of Payroll for February 2026 in the amount of \$513,575.51
- D. Approval/Authorization to Sell Alcoholic Beverages at 2026 Special Events.
- E. Approval/Authorization to Serve Alcoholic Beverages at 2026 Special Events.

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

MOTION:

Commissioner Lowen made the motion to approve the Consent Agenda as amended, seconded by Commissioner Starr.

Commissioner Starr called the roll:

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

Nays: None

Absent: Commissioner Nicholas

Motion Passed

NEW BUSINESS:

A. Capital Planning Discussion

Deputy Director George Giese Presented:

The Mt. Prospect Park District has engaged in high-level capital planning since 2017, starting with a Strategic Plan (approved June 2018), followed by a 5-Year Capital Improvement Plan (CIP) (2022-2026), and a Comprehensive Master Plan (October 2022). These efforts led to a voter-approved referendum for improvements at Lions Memorial Park and the RecPlex, addressing major past considerations like the Big Surf Pool.

With construction underway, the Park District is establishing a new capital plan. March's presentation reviews the past CIP and previews future opportunities.

CIP Highlights (2022-2026):

Completed Projects: Master Plan, Rosemary S. Argus Friendship Park Redevelopment (with OSLAD/Tourism grants), Lions Memorial Park Phase 1 (with grants/partnerships), various playground improvements (Frost, Devonshire, Owen, Emerson, Weller Creek, Countryside), ComEd Bike Path, RecPlex improvements (chiller, parking, courts, pool, dehumidification), and other park/facility improvements (Clearwater, Owen & Busse, Conservatory, CCC, Walter Cook).

Phase 2 Improvements Planned: Lions Memorial Park (new recreation center, pool, splash pad, pickleball, skate plaza, ice rink, etc.) and RecPlex (artificial turf, new court flooring, front improvements).

Remaining Opportunities (Unassigned Projects): Lions Ballfield Artificial Turf & Lighting, Majewski Lighting Replacement, Friendship Park - Kolpin House Repurposing/Parking, Indoor

Turf/Bubble Dome, and Platform/Paddle Tennis.

Other Future Opportunities:

Melas Park: Athletic field master plan to be presented in April, driven by poor field conditions, drainage, and a need for more lighting.

Other Potential Projects: Golf Course Maintenance Garage options, new playground/challenge course at Meadows Park, artificial turf infields, and a zip line or second diving board at Meadows Pool.

Longer-term needs (Beyond 5-10 years): Meadows Pool renovation (post-liner life) and future RecPlex aging infrastructure improvements.

Funding will blend capital proceeds, operating funds, and grants. The Speer Financial model will be refined annually to match the new capital plan's needs. The March presentation reintroduces the process and sets the stage for future planning.

Draft Timeline:

- **March:** Reintroduction
- **April:** Melas Park athletic field master plan
- **May - June:** Discussion of long-term capital needs and future priorities
- **July:** Recap, begin CIP outline
- **August:** CIP Draft 1 (with preliminary financing model)
- **September:** CIP Draft 2 (with refinements)
- **October:** Approve CIP, present Draft Capital List
- **November:** Approve Capital List

President Doherty requested that Spear Financial adjust their model by removing the \$5,000,000 placeholders to determine the resulting annual capital. Deputy Director Giese confirmed that he would request this and share it at the April meeting.

UNFINISHED BUSINESS

Final Review of Proposed FY 2026 Budget

Deputy Director George Giese presented:

Appearing on the agenda for the fifth and final month, the FY 2026 Budget culminates with requested Park Board adoption of the Combined Annual Budget & Appropriation Ordinance (B&A) at the March Regular Meeting. No further changes have been made to budget figures or appropriations since February's presentation. The Park District is poised for another successful year of operations, and leadership extends its thanks to staff and Commissioners for their efforts to bring the FY 2026 Budget process to conclusion. As required, the tentative B&A was made conveniently available for public inspection at least 30 days prior to final action. As part of the process, the March Regular Meeting will include a public hearing on the

2026 B&A, with notice of this Public Hearing being published at least 7 days prior. Following adjournment of the Hearing, the Park Board will consider final adoption of the B&A.

There were no questions.

PUBLIC HEARING:

Ordinance Making A Combined Annual Budget And Appropriation Of Funds For Mt. Prospect Park District, Cook County Illinois, For The Fiscal Year Beginning On The 1st Day Of January 2026 And Ending On The 31st Day Of December 2026.

President Doherty called the Public Hearing to order on the 2026 Tentative Combined Annual Budget and Appropriation Ordinance No. 882. This Ordinance has been on display and available for public inspection for the required 30-day period and notice of this Public Hearing was published at least 7 days prior to this evening in compliance with law.

The total appropriations for 2026 are \$33,195,616 comprised as follows:

- Corporate Fund: \$4,045,480
- Recreation Fund: \$10,217,640
- Paving and Lighting Fund: \$146,794
- Social Security Fund: \$666,662
- Liability Insurance Fund: \$1,265,131
- Handicapped Recreation Fund: \$1,182,163
- Illinois Municipal Retirement Fund: \$501,296
- District Capital Labor: \$55,330
- Bonds and Interest Fund: \$10,072,074
- Conservatory Fund: \$1,360,851
- Capital Improvement Fund: \$3,682,195

There were no comments from Commissioners or from the Public.

If there are no further comments or questions, the 2026 Annual Budget and Appropriation Ordinance No. 882 is on the agenda for consideration and adoption during tonight's board meeting.

President Doherty called for a motion to adjourn the Public Hearing.

MOTION:

Commissioner Starr made a motion to adjourn the Public Hearing, seconded by Commissioner Lowen:

Commissioner Starr called the roll:

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

Nays: None

Absent: Commissioner Nicholas

Motion Passed

PUBLIC COMMENT: None

ADOPTION ITEMS

A. Ordinance No. 882, an Ordinance Making a Combined Annual Budget and Appropriation of Funds for Mt. Prospect Park District, Cook County Illinois, for the Fiscal Year Beginning on the 1st Day of January 2026 and Ending on the 31st Day of December 2026.

Commissioner Lowen made a motion to Adopt Ordinance No. 882: Combined Annual Budget And Appropriation Of Funds For The Mt. Prospect Park District, Cook County Illinois, For The Fiscal Year Beginning On The 1st Day Of January, 2026 And Ending On The 31st Day Of December, 2026. The motion was seconded by Commissioner Starr.

Commissioner Starr called the roll:

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

Nays: None

Absent: Commissioner Nicholas

Motion Passed

APPROVAL ITEMS

Reciprocal Use Aquatics Agreement Arlington Heights Park District.

This Agreement was pulled from the Consent Agenda for a typographical error in the amount for the required insurance. The correction will be made for the amount of \$2,000,000 as opposed to \$2,000,0000.

MOTION:

Commissioner Tuczak made a motion to Approve The 2026 Reciprocal Agreement Between The Mt. Prospect Park District And The Arlington Heights Park District For The Period From May 1, 2026, Through September 30, 2026 with the Insurance amount being amended to \$2,000,000. The motion was seconded by Commissioner Starr.

A voice vote was taken. All were in favor.

Motion Passed

Reciprocal Use Aquatics Agreement Des Plaines Park District.

This Agreement was pulled from the Consent Agenda for a typographical error in the amount for the insurance. The correction will be made for the amount of \$2,000,000 as opposed to \$2,000,0000.

MOTION:

Commissioner Lowen made a Motion To Approve The 2026 Exchange Of Services Agreement Between The Mt. Prospect Park District And The Des Plaines Park District For The Period From January 1, 2026, Through December 31, 2028 with the Insurance Amount being amended to \$2,000,000. The motion was seconded by Commissioner Tuczak.

A voice vote was taken. All were in favor.

Motion Passed

Facilities Use Intergovernmental Agreement - City of Des Plaines Food Truck Round Up

Director Matt Dziubinski presented:

Returning in 2026, the City of Des Plaines will be hosting 3 Food Truck Round Up events. These events provide the community an evening of live music, food trucks, and other family activities at various locations in Des Plaines. The District is excited to have been asked to host the event for its fourth year on Tuesday, May 19, 2026 at the Friendship Park Conservatory and grounds. Similar to years past, the event will take place from 5pm to 8pm.

A detailed event summary is outlined in the IGA along with an event map. Event contact Jill Gambino, Communications and Events Associate for the City of Des Plaines will work with Park District staff throughout the planning process.

MOTION:

Commissioner Starr made the motion to approve the Facilities Use Intergovernmental Agreement (IGA) between the City of Des Plaines and the Mt. Prospect Park and Authorize the Executive Director of the Mt. Prospect Park District to Execute the IGA for the 2026 Food Truck Round Up Event to be held on Tuesday, May 19, 2026 at Rosemary S. Argus Friendship Park and Conservatory, seconded by Commissioner Masnica.

Commissioner Starr called the roll:

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

Nays: None

Absent: Commissioner Nicholas

Motion Passed

2026 Golf Course Asphalt Improvements - Acceptance of Bid

Director Matt Dziubinski presented:

Deteriorated asphalt golf cart pathways, particularly those with "alligator cracking," are essential to operations but pose safety hazards to patrons and staff. Full replacement is necessary to ensure safety, reliable access, and reduce ongoing repairs, maintaining a positive golfer experience and facility condition.

The base bid includes removing and replacing approximately 8,045 square feet of cart paths at six holes and improving the service drive. The alternate bid includes about 2,450 square feet of replacement area across two holes, in addition to a manhole adjustment.

Dale, Inc., the apparent low bidder, has positive references, is familiar with government operations, and is accommodating with scheduling. This project is part of the Board-approved FY-2026 Capital Improvement Plan. Costs and budget are listed below.

BUDGET IMPACT & FUNDING:

Base Bid	\$ 34,191.25
Proposed Alternates (1,2,3)	\$ 15,432.50
Bid Recommendation	\$ 49,623.75
Total Available Budgeted Capital Funds	<u>\$ 80,000.00</u>
Remaining Capital Funds	\$ 30,376.25

Commissioners Starr and Lowen inquired as to the locations for repairs to be made, specifically asking about the 6th green. Director Dziubinski asked Commissioners Lowen and Starr to help locate the area on the map that they are inquiring about after the meeting. Executive Director Jarog stated that if the area in question was not in the scope of work it could be handled through a change order for the project.

MOTION:

Commissioner Masnica made a motion to accept the 2026 Golf Course Asphalt Improvements bid, including alternate #1, 2 and 3, in the amount of \$49,623.75 as submitted by Dale, Inc. The motion was seconded by Commissioner Lowen.

Commissioner Starr called the roll:

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

Nays: None

Absent: Commissioner Nicholas

Motion Passed

Approval of 50-year lease agreement with the Village of Mount Prospect for Sunrise Park.

Director Jarog Presented:

Sunrise Park, maintained by the Mt. Prospect Park District since the late 1970s, includes a playground, walking path, and open soccer area.

Site Review

The Village of Mount Prospect originally purchased the land from School District 57 in 1972 for a water pumping station. When the pumping station was located elsewhere, the land was verbally transferred to the Park District for public recreation, likely in the late 1970s or early 1980s, without a formal lease. The Village still owns the site, and no formal agreement exists for the District's use. In 2003, the District installed a playground and walking path, receiving a formal permit from the Village despite the lack of a formal agreement.

Current Situation and Next Steps

The existing 2003 playground and walking path need replacement, estimated at \$650,000, for which a funding plan is established.

Previous discussions indicated the Village would agree to a long-term lease. Given the lack of a formal agreement, it is advised not to spend District funds on the improvements until a formal lease is established.

Staff has worked with the Village and attorneys to develop the attached formal lease agreement for Board consideration and approval.

Commissioner Starr asked about the duration of the agreement. Director Jarog clarified that a 50-year term was the longest the Village of Mount Prospect would agree to at this time.

MOTION:

Commissioner Starr made a motion to approve the proposed 50-year lease agreement between the Village of Mount Prospect and the Mt. Prospect Park District for the continued land use of Sunrise Park. The motion was seconded by Commissioner Masnica.

Commissioner Starr called the roll:

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

Nays: None

Absent: Commissioner Nicholas

Motion Passed

Ratification Of The President's Execution Of The Contract To Purchase The Vacant Parcel Located At 1326 W. Central Rd.

Director Jarog presented:

In December 2025, staff informed the Board of the available vacant property at 1326 Central Road, Mt. Prospect, Illinois (PIN: 03-33-415-014-0000), located next to the Park District's Art Studio. The 50' x 200' (10,000 sq ft) parcel had an initial asking price of \$185,000.

The Board directed staff to obtain a market appraisal, which valued the property at \$131,000. Based on this appraisal, the Board agreed to purchase the property for a non-negotiable \$131,000.

The contract with the Seller, Mr. Robert Jensen, is now presented for formal ratification, contingent upon:

- Re-zoning for park purposes (at Park District's expense).
- Acceptable Phase 1 environmental assessment results (at Park District's expense).
- Formal execution by all parties.

Upon ratification, staff will begin the approximately 90-day re-zoning process with the Village of Mount Prospect.

ESTIMATED BUDGET IMPACT

Purchase Price: \$131,000.00

Associated Costs: \$13,782.00

TOTAL ESTIMATED COST: \$144,782.00

MOTION:

Commissioner Masnica made a motion to Ratify The President's Execution Of The Real Estate Purchase Contract Providing For The District's Purchase Of The Vacant 0.229 Land Parcel Located At 1326 Central Road, Mt. Prospect, Illinois (Pin: 03-33-415-014-0000) For The Sum Of \$131,000 Plus Or Minus Applicable Costs And Prorations And For The Executive Director And/Or The Park District Attorney To Take All Such Actions As Are Necessary Or Convenient To Effectuate The Intent Hereof. The motion was seconded by Commissioner Starr.

Commissioner Starr called the roll:

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

Nays: None

Absent: Commissioner Nicholas

Motion Passed

FINANCIAL ADVISOR'S REPORT

Lee Howard presented:

Budget Recap – 2026 The 2026 budget outlines a significant 26% increase in expenditures,

primarily driven by voter-approved bond payments and the appropriation of grant funding. While major onetime costs dominate the fiscal landscape, the standard operating budget shows a much smaller growth of less than 2%. On the revenue side, the district experienced robust growth across most departments, including substantial gains in childcare programming and RecPlex facility usage. Conversely, the budget reflects savings resulting from the temporary closure of Big Surf and Lions community center during construction. No changes have been proposed since the last meeting's report.

Golf Report Total revenue is \$204,594 up \$58,464 or 40% over last February. Total expenditures of \$231,289 are down \$40,589 or 15%. Early start-up reporting always has its share of non-comparative items. A few of these are: Pass sales started slow last year, but caught up by 3/11/25. The GPS annual lease payment (28k) included in last year's expenditures is not yet reflected in 2026.

Rec Programs February YTD Rec program revenues are \$492,705, up \$72,237 (17%) from last year.

Childcare Programs YTD revenues for Childcare programs through February are \$161,705 and up 28% overall from last year.

Kids Klub (up 37%) and Preschool (up 19%).

Day Camp registration (nominal to date).

RecPlex Facility Report YTD revenue for the RecPlex facility through February is \$135,414 up \$43,977 or 48% from last year. Pass sales are up 34%, building rentals are up 15%. Building rentals started slow last year.

Pool Report RecPlex pool revenues YTD through February (Passes & Lessons) are \$92,533 up \$13,199 or 17% from last year. Meadows is closed. March 18, 2026 Central Programs Central program revenues YTD through February are \$37,989, down \$2,296 or 5.7% from last year.

Central Facility Revenue Central facility revenues YTD through February are \$106,381. Facility overall revenues are up \$7,929 or 8% from last year. March 18, 2026.

Director Jarog requested an explanation for the current decrease in Central program revenues. Lee clarified that this decline is due to a change in the physical location where the programs were held. Director Azzaretto added that multiple factors contribute to this, such as the times programs are offered, the availability of suitable locations, the registration location chosen by participants, and the relative popularity of the instructors.

EXECUTIVE DIRECTOR REPORT

RecPlex Referendum Project Update

On March 10th, the design team met to begin to develop plans for possible future RecPlex improvements. These plans will be split into two cost-tracked components.

Gymnasium Improvements

Referendum-funded core elements: new turf on courts 2 and 3, and gym air conditioning. Additional items under consideration: new surfacing for court 1, extra basketball standards, and upgraded spectator seating.

Outdoor Space Upgrades (South of the Indoor Pool)

Staff is planning significant upgrades to the sand volleyball court area, including an outdoor turf practice area, a splash pad, and outdoor restrooms for external rentals. This outdoor development is expected to be primarily financed by the \$2 million Cloud HQ donation anticipated from the Village in Spring 2027.

This process will include opportunities for feedback from the Board as well as the public once preliminary designs are complete.

Long Range Capital Planning

Tonight was the first of many Board discussions regarding the District's long-range capital needs, largely based on our referendum projects and community input received during the 2022 Master Plan process. Based on input received from our Board staff will develop a 5-year capital plan for consideration in Fall 2026.

Next Board Meeting:

Regular Board Meeting: Wednesday, April 15, 2026 @ 6:30 PM

PUBLIC COMMENT: None

COMMENTS/MATTERS FROM COMMISSIONERS:

Commissioner Starr noted the "wonderful" 37% increase in Kids Klub participation and asked for the reason behind this growth. Director Azzaretto attributed the increase to the before and after school care program. Commissioner Starr concluded by remarking that the Park District is trusted by many parents in town.

Commissioner Masnica reported on the IAPD Breakfast attended by several Commissioners in February. She highlighted the competitive nature of the OSLAD Grant program, noting that Mount Prospect was one of only 66 recipients out of 197 applications. She commended the staff for their efforts!

Commissioner Tuczak proposed some ideas for enhancements to improve bike accessibility on the Melas Park paths. One of his suggestions was to think about adding crushed stone to the path shoulders, which would provide a cooler surface alternative to the hot asphalt for bikers, runners, and dog walkers. Another nice addition might be a "Bike Utility Center".

Commissioner Tuczak also expressed his gratitude to everyone who attended the Parks Foundation Cabaret Night event. Significant funds were raised for the 2026 Scholarship Fund, and he specifically thanked staff for assistance in organizing the event. The Foundation is in the process of reviewing questions for the program now. Winners will be announced at the July Board Meeting.

Commissioner Lowen reported positive feedback from parents regarding the softball batting practice program held at Champions Court, in which his daughter and others participated. He commended the staff responsible for the effective repurposing of the courts.

Commissioner Starr mentioned that Memorial Day will be held at Village Hall Green. The Parade route will be adjusted accordingly. The parade will end up being a little longer due to the change in location. Thanks to the Park District staff responsible for helping rearrange the event.

MOTION:

Motion to adjourn the regular meeting was made by Commissioner Lowen and seconded by Commissioner Masnica.

A voice vote was taken. All were in favor.

Motion passed.

The meeting was adjourned at 7:32 p.m.

Respectfully submitted,

William J. Starr, Secretary