



**LISLE PARK DISTRICT  
JOURNAL OF PROCEEDINGS  
REGULAR MEETING  
Thursday, September 19, 2024  
7:00 p.m.**

**I. CALL TO ORDER AND ROLL CALL**

President Wessel called the meeting to order at 7:00 p.m.

Director Garvy Called Roll:

Commissioners Present In-Person:

Altpeter  
Dombroski  
Hummel  
Tapella  
Wessel

Commissioners Absent:

*None*

Staff Present Included:

Director of Parks & Recreation Garvy  
Superintendent of Finance Silver  
Superintendent of Recreation & Marketing Pratscher  
Superintendent of Parks Cerutti  
Assistant Superintendent of Recreation, Mejicano

**II. PLEDGE OF ALLEGIANCE**

President Wessel led those in attendance in the Pledge of Allegiance.

**III. PRESENTATIONS**

*None*

**IV. PUBLIC COMMENT**

A. Mr. Vitas Matulyauskas stated his belief that commissioners should be limited to two terms of service and claims that the lack of term limits has led to illegal actions by the park board of Commissioners regarding ignoring noise ordinances for pickleball programming. Mr. Matulyauskas cited that the contractor for the Tate Woods Park project has gone beyond the original completion deadline and said that the delay and lack of penalties to the contractor were signs of inherent corruption within the park district. Mr. Matulyauskas stated that he appealed to a separate government agency about the noise ordinance violations, and that he was directed back to the Park District Board of Commissioners. He stated that the Lisle Park District cannot override noise ordinances and demanded the park board take action.

**V. APPROVE MEETING AGENDA**

Commissioner Hummel moved to approve the meeting agenda. Vice President Altpeter seconded the motion.

Voice Vote:

Ayes: Hummel, Altpeter, Dombroski, Tapella, Wessel

Nays: None

Absent: None

Motion Passed.

## **VI. CONSENT AGENDA ITEMS**

Commissioner Tapella moved to approve Consent Agenda items A and C, including the voucher list in the amount of \$712,873.78. Commissioner Dombroski seconded the motion.

Roll Call:

Ayes: Tapella, Dombroski, Hummel, Altpeter, Wessel

Nays: None

Absent: None

Motion Passed.

## **VII. COMMUNICATIONS**

None

## **VIII. UNFINISHED BUSINESS**

None

## **IX. NEW BUSINESS**

A. Lisle Park District Succession Plan

Vice President Tapella moved to approve the Succession Plan as presented. Commissioner Dombroski seconded the motion.

Roll Call:

Ayes: Tapella, Dombroski, Hummel, Altpeter, Wessel

Nays: None

Absent: None

Motion Passed.

B. River Bend Golf Club cart path replacement project

Commissioner Dombroski noted that he was pleased to see that the contractor awarded the project with the lowest bid is also the contractor with whom the park district has worked previously. Vice President Altpeter stated she has spoken with several golfers on the course over the summer and that they talked about the noticeable difference between paths that need to be replaced and the ones that have already been redone.

Vice President Altpeter moved to award the 2024 River Bend Golf Club cart path replacement project to Concrete Management, Inc. in the amount of \$68,180.00. Commissioner Tapella seconded the motion.

Roll Call:

Ayes: Altpeter, Tapella, Hummel, Dombroski, Wessel

Nays: None

Absent: None

Motion Passed.

## **X. STAFF REPORTS**

A. Sea Lion Aquatic Park Existing Conditions Analysis – draft report summary

Director Garvy noted that the draft report has been reviewed by staff and the final draft will be disseminated sometime in the month of October. Director Garvy addressed questions previously raised by Commissioner Hummel regarding projected costs and reinforced that there are no firm numbers for cost as of this meeting. Director Garvy stated some allocations can be made for

next year like the required pool lifts, grab bars and others can be accommodated. He said one of the larger filters will need to be replaced as it is near end-of-life and it will be a priority for the 2026 budget. Vice President Altpeter inquired whether that replacement would require an architectural study to be completed, and Director Garvy responded that it would as many of the components will require permitting and installation by a certified contractor. Commissioner Tapella asked if the filter fails, would the park district be able to repair it? Superintendent Cerutti said the park district would not be able to do so. Commissioner Tapella asked if that would require an emergency replacement, to which Superintendent Cerutti responded affirmatively and mentioned that there are three identical filters, but only one is currently of real concern. President Wessel asked if a part broke would it be quick to get a replacement or would it necessitate the closure of the pool for the summer. Superintendent Cerutti noted that if anything like that were to happen, work would need to be permitted through IDPH which requires working with an architect, acquiring drawings and permits, and then having the installation completed. Commissioner Dombroski asked if the Lisle Park District has a contract with any pool repair companies that handle licensing and permitting in-house because he said they exist. Superintendent Cerutti replied the district works with a specific contractor for certain repairs, but it does not have architects or engineers on staff. He said would be willing to speak with other companies and asked Commissioner Dombroski for contact information for potential vendors.

Commissioner Tapella thanked staff for sharing an advanced summary so we can prepare for what to expect from the final report. Commissioner Hummel asked if staff is expecting any other major expenses to come up that would be millions of dollars. Director Garvy said he does not expect that to be the case.

#### B. Indoor Recreation Space Feasibility Study – discussion

President Wessel asked if there were any comments on the draft RFP. Commissioner Hummel then stated that he has plenty. He began with following up on an email exchange regarding the cost of the Lisle Park District to access private facilities for indoor pickleball as an example. He said as a taxpayer he would rather pay \$40 an hour to rent space than spend millions of dollars on an indoor facility. Vice President Altpeter replied by stating that she believes many of Commissioner Hummel's comments were premature as the board had not even determined what a future space would be used for. Commissioner Hummel said he would rather pay a modest fee in rent than building a multi multi million dollar facility. He asked why, if this discussion on a facility is being driven by community focus and the Strategic Master Plan, there isn't more of a focus on things such as trails since those were rated very highly on the plan. Director Garvy said he would be open to having further discussions regarding suggestions of where else trails could be located as currently all parks within the park district have existing trails. Director Garvy mentioned that the issue with trails lies with connectivity between parks and other points of interest in Lisle. Commissioner Hummel acknowledged that those would require intergovernmental agreements with the county and village.

Commissioner Hummel said he would like to see a business plan that would incorporate operation and maintenance costs of a new building. He said this is a necessary step because the park district hasn't proved they could run a business, whether it's the restaurant or fitness center. He said the park district cannot absorb losses in a facility this size and that if it does come to fruition, he wouldn't mind seeing it set up as an enterprise fund. Commissioner Hummel asked if there is an option to use the gym at Schiesher School or if there is a possibility of acquiring the entire building. Director Garvy said he would recommend against trying to acquire the building due to its current condition. He said at one point the park district had access to the gym with the private school occupying the building, but it didn't work out. Vice President Altpeter discussed previously having toured the facility with a joint task force and that the building was going to need many repairs in the near future. Commissioner Hummel asked if the park district had ever reached out St. Joan of Arc School or Benedictine University, as he

noted that colleges are empty during summer and winter breaks. Director Garvy replied he had reached out to St. Joan of Arc previously and they reported they had too much internal demand to offer any space to the park district. He said he and Superintendent Pratscher recently had a meeting with Benedictine University personnel to discuss cooperative opportunities. Commissioner Hummel said that is in the middle of town and if something could be worked out with them. Director Garvy said the Strategic Master Plan recommends an additional indoor, multigenerational recreational space and that Commissioner Hummel only objected to the term "pass a referendum" when he did not support the final report. Director Garvy stated the staff recommends pursuing a feasibility study and is not pushing for imminent construction. President Wessel agreed that a business plan would be necessary to see how the space would be used, but also mentioned that such details would be included in the feasibility study.

Commissioner Tapella said many of the points Commissioner Hummel made are already addressed in the RFP and are mentioned within the scope of the feasibility study. Commissioner Tapella said she thinks the RFP is well written and is very detailed in terms of what the study would entail so that key details aren't being circumvented or forgotten. Commissioner Hummel said that there seemed to be duplicate information in the RFP that is already included in the Strategic Master Plan like the demographic information, and Commissioner Tapella said she believes that information should be included. Director Garvy said Commissioner Hummel had mentioned at the last park board meeting that certain data from Strategic Master Plan was already outdated. Commissioner Hummel said he doesn't know how much local demographic data had changed in the past two years but indoor pickleball facilities have definitely come on line. He recommended the addition of verbiage from another agency's RFP that would require a facility to be self-sustaining. Director Garvy said that is included in the RFP. Commissioner Hummel suggested language be included that the park district will reply to all participating firms with each question received and the park district's answer. Director Garvy stated that such verbiage could be included but that the requested procedure is considered to be common practice in a bidding process. Commissioner Hummel asked if the study would require looking at other potential space, not just the park district but throughout the village. Director Garvy said that is included in the RFP. Commissioner Hummel said he sees it but was just confirming.

Commissioner Hummel said he would like to see an option on the community engagement part that allows a choice of no new facility or no tax referendum so it because he doesn't want questions to steer it in a certain direction. He stated the park board should be included in more parts of the RFP such as discussions with contractors and the evaluation committee should be a committee of the whole board and part of an open session for transparency. Commissioner Hummel asked if the completion date for the draft being set as September 1, 2025 would allow for enough time based on comparisons with other park districts' RFPs. Director Garvy said this is a draft and it would be negotiable. Vice President Altpeter said the timelines Commissioner Hummel mentioned varied in scope of the projects being discussed and couldn't be applied to Lisle. Director Garvy stated the RFP contains language that encourages firms to come up with alternative solutions as well. Commissioner Hummel asked Director Garvy if he knew who wrote the RFP for Naperville Park District to which Director Garvy answered no. Commissioner Hummel said he is concerned that Naperville only received two responses and that he would like to see more responses. Vice President Altpeter said that's Naperville and not Lisle. Commissioner Hummel said our RFP basically mirrors Naperville's. Commissioner Tapella said that's immaterial for us, but she agrees the more the better. Director Garvy stated this was answered in an email earlier that we intend to cast as wide a net as possible to garner interest in the RFP and have contacted other firms based on previous discussion with and direction from the board.

Commissioner Dombroski stated the RFP being discussed is just for the feasibility study and is not guaranteeing we break ground. He said it might be smarter to use the Community Center and

the Recreation Center together to have the facility that is in the strategic master plan that was done. Commissioner Tapella confirmed the RFP would include looking at the park district's current facilities as resources to find the best possible solution with investment vs. return on investment and matching up with community needs. Commissioner Dombroski said we don't want to be pigeonholed with the building next door and that we should be looking at everything from a broader perspective and to incorporate that into the feasibility study. He doesn't want anyone thinking we're building something just to build something. Director Garvy reiterated that those concerns are why a feasibility study is needed as the park district's staff is responsible for listening to the feedback from the board and the community and incorporating their wants and needs. Commissioner Tapella cited point H in the draft RFP that identified much of what has been discussed, including determining to what extent the community is willing to support financially, and could end up with options to level the building and do nothing all the way to build a new facility.

Commissioner Tapella asked Director Garvy if he was looking for support from the board with the document as presented or if it was just for informational purposes. Director Garvy stated that the purpose was to share information and gather feedback. He said staff are not trying to pressure anyone to make immediate decisions, but it is important to start the process. Commissioner Tapella agreed that it would be prudent to gather ideas and respond to feedback from the community that was generated by previous engagement opportunities to ensure that the Park District is keeping up with the desires of its patrons. President Wessel asked if the board should approve starting the RFP process. Vice President Altpeter replied yes and that the board had received feedback from the community, and as representatives for the community, it was important to maintain forward momentum. Director Garvy stated that there are changes that can be made to the process to maintain transparency and that he is open to having the board involved in every step of the process. Director Garvy explained the process and said the end result could be to just continue to work with others. He said this can be started at any time, including next year if we wanted to incorporate an allocation in the 2025 budget and take it one step at a time. He said it is important to get the process started. Commissioner Tapella said that is the direction that had been given, and to capitalize on fresh information that had been received by our residents. President Wessel asked for next steps. Vice President Altpeter said we owe it to the taxpayers to start the process. Director Garvy said he had a couple minor changes he would like to present in a revised draft, and said he wants to do everything to give the board confidence that there is nothing to hide, all questions asked will be answered, and if the board wants to be involved every step of the way, that's up to the board.

Commissioner Hummel asked that verbiage be added to the RFP that to guaranty independence the architects and vendors that work on the facility assessment shall not be eligible to work on an indoor recreation facility if it goes that route because they will have an inherent bias and financial benefit to see a facility developed. President Wessel asked for clarification if that meant that vendors who work on the RFP cannot be involved in the completion of the potential building. Commissioner Tapella agreed that would reduce conflicts of interest, but she wanted clarification on whether that would need to be included in the feasibility study as she views the study as a precursor to making any decisions. Commissioner Tapella said he agrees with Vice President Altpeter that we should start the process. Commissioner Dombroski stated the park district needs to take this first step. Director Garvy stated that he will send the Board an updated draft with a few minor edits addressing some of the concerns raised by the commissioners.

### C. Department Updates

Discussion ensued regarding incidences of vandalism to park district property. Director Garvy stated that even though the incidents were small in nature, police are involved every time

graffiti is observed in order to ascertain if the vandalism is part of a pattern or related to gang activity, he reported none of the recent activity rose to that level.

## **XI. SEASPAR REPORTS**

None

## **XII. OFFICER REPORTS**

A. President Wessel reported seeing social media posts about the Scarecrow Scramble and Monster Madness events and expressed excitement for both. President Wessel stated he attended a village board meeting on August 19 as one of the topics of discussion was noise related to pickleball. He reported that the village trustees agreed they didn't want to get involved in a park district issue and encouraged the park district to find common ground with residents. President Wessel stated the park district did in fact try to find common ground in June, but the neighbors rejected it, saying the only way forward is to convert the courts back to tennis. He said he is at a loss and that closing the courts is not something the board wants to do.

### **B. Treasurer Report – Financial Reports ending August 31, 2024.**

Superintendent Silver reported that all District funds are either FDIC or fully collateralized. He said that generally the park district is in comparable financial situation as last year at this time and that River Bend Golf Club is slightly ahead of last year so far. He said it is important for the golf course to build up a reserve for future capital expenses either through the recreation fund or back into the enterprise fund, but that there are some issues coming up, mainly the course's irrigation system.

### **C. Commissioners' Reports**

Commissioner Hummel asked if the cart path at River Bend Golf Club is in the flood plain, to which Director Garvy responded it is, but the scheduled work is considered maintenance related. He said he took a kayak trip out of Community Park and encouraged others to do so too.

Commissioner Hummel requested for Lisle Park District staff to work with village staff regarding the proposed TIF to see if there is a way to get a timeline for the process to allow the park board time to see if it wants to support or oppose it. Vice President Altpeter said the park board has no say in such a decision, to which Commissioner Hummel stated that the park board has a seat on the joint review board and if the majority of the joint review board votes no, the village board has to have a super majority to approve a TIF and asked that staff coordinate that.

Commissioner Hummel said he wouldn't mind looking at a couple of policies, specifically an ethics ordinance that would ban contractors and principals of those businesses from organizing or making financial contributions to citizen groups in order to influence decisions such as referendums. He cited an example of not wanting an architect of an indoor recreation center donating thousands of dollars to a citizens group to advocate for passing a referendum they would benefit from, saying this will eliminate pay to play. Vice President Altpeter stated that this is politicking, and if the board wanted to do so, it can discuss it as a whole board and not just by one board member. Commissioner Hummel said he is just bringing this forward and will work with President Wessel to see if it can become an agenda item. Vice President Altpeter said it should be by the whole board and said he sounds like he's directing. Commissioner Dombroski said he disagreed and that it isn't a bad idea. President Wessel agreed to review the suggestions and see if future discussions and policy reviews by the board are warranted.

Commissioner Hummel stated he also wants to review naming rights for facilities and parks. He then addressed email correspondence received from a constituent regarding customer service at the River Bend Golf Club. Commissioner Hummel suggested having park district staff discuss

appropriate customer service with staff at the golf club. Director Garvy stated he was not aware of these communications and would like the opportunity to see them.

Superintendent Silver responded to the discussion regarding the park board's position on the joint review board for the proposed TIF, saying the joint review board is brought in after the fact and that the village can do what it wants and we're just there as a courtesy. Commissioner Hummel said it is a legal entity and it is an advisory group. Superintendent Silver said he never had an option to vote no on a TIF as a member of the joint review board.

Commissioner Tapella expressed her admiration for the progression of the work being done at Tate Woods Park. She remarked on being able to see the work going from small progressions to large. She encouraged her fellow commissioners to walk through the park to see the new additions citing that it was amazing to see.

### **XIII. ADJOURN OPEN MEETING**

Commissioner Hummel moved to adjourn the meeting. Commissioner Dombroski seconded the motion.

Voice Vote:

Ayes: Hummel, Dombroski, Tapella, Altpeter, Wessel

Nays: None

Absent: None

Motion Passed.

The meeting adjourned at 7:49 PM.