



## FINANCE COMMITTEE OF THE WHOLE MEETING MINUTES

Board of Park Commissioners  
November 10, 2025  
6:30 p.m. – Village Hall

### Present

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Commissioners: President Patrick Lahey, Vice President Allison Frazier, Patrick Duffy, Cecilia Clarke, Julia Goebel, Julie Adrianopoli, Mike Murdock

Secretary/Executive Director: Chris Lindgren

Staff: Superintendent Lindsay Thomas, Adam Kwiatkoski, Superintendent Josh Wallace, Superintendent Dave Merrill, Superintendent Sheila Foy

Visitors: Mary Lawlor, Walter Keats, John Gridley

### 1.0 MEETING CALLED TO ORDER

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The meeting was called to order at 5:30 p.m.

#### A. ROLL CALL TAKEN

### 2.0 COMMUNICATIONS AND CORRESPONDENCE

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All correspondence received on time was included in the packet.

### 3.0 PUBLIC COMMENT/RECOGNITION OF VISITORS

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None.

### 4.0 OLD BUSINESS

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None.

### 5.0 NEW BUSINESS

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#### 5.1 2026 CAPITAL BUDGET DISCUSSION USING FINANCIAL MODEL

Director Lindgren begins with an explanation of the number in the capital model to move the cooling tower off the roof at Centennial is high and we are hoping to split the project into smaller pieces in order to spread the cost across years. We will go out to bid in the next couple of weeks for the HVAC portion to get realistic numbers.

Commissioner Goebel explains that once we have a comprehensive master plan that will help support the board's decisions on the capital projects. Commissioner Duffy clarifies that a master plan would be an evaluation of the different facilities and potential capital improvements. Through the comprehensive plan, a light assessment of facilities was done, but a master plan would be a more detailed assessment.

Superintendent Foy says that we projected a \$4.25M fund balance in 2025 and we are on target for that. For 2026, we increased the target fund balance to \$4.5M and we are on target to meet that as well.

Commissioner Clarke says that it was indicated that expenses were 3-5% but we only have income tax at 3%. Superintendent Foy explains that at the end of last year CPI was 2.9%. We are projecting building repairs at 10% because we think we are going to be spending more than the rate of inflation for repairs. There will be budgeting reasons that we would want to charge more. Most of our expenses are in salaries, benefits and contract services. She guesses property taxes will only go up by CPI. Most of our revenue is driven by fees. 5% has been a lot closer to the what we have experienced expense-wise in the past.

President Lahey asks Superintendent Foy what our debt looks like for the next few years as some of our debt rolls off. Superintendent Foy explains that over the next four years we will not have any DSEB debt available to us. The only lever we have is related to the special rec fund; we have not levied as much property tax as we could have on that fund. President Lahey asks how the referendum debt falling off would affect someone's property tax bill. Superintendent Foy explains that if the board decides to use the full levy available for the special rec fund in 2027, tax bills would not increase because of the referendum debt falling off. Superintendent Foy suggests we identify costs that could be coming from the special rec fund moving forward, as she is aware of projects we have paid for out of the general capital fund that could have allocated to the special rec fund. Commissioner Duffy suggests allowing the tax bills to reduce once the debt falls off. Our surplus is averaging in the \$6M range each year, but if we could increase that to \$7M in 2027 or 2028 because that would give us the opportunity to create a savings for the potential future project. Commissioner Goebel suggests spending less in order to reach the goal of \$7M surplus. Commissioner Duffy mentions that we are budgeting for a large increase in staff, which equates to more salaries, wages and benefits. With a significant number of part-time staff, we are paying a substantial amount in wages because the cost of living increase each year is one dollar (Illinois Law). Commissioner Duffy suggests looking at staffing levels of part-time employees to prevent over-staffing. Director Lindgren states that staff was vigilant in monitoring the weather and sending part-time staff home during the summer. We budget for "best case scenario" in terms of the weather.

The board inquires about how the district prepares for recession. Commissioner Murdock says that when there was a true recession in 2008-2009, the district benefitted from families looking for a more affordable option. Superintendent Foy says that the surplus in 2021 was over \$7M, which resulted from full-time staff covering both full- and part-time roles due to ongoing hiring challenges. Superintendent Merrill says that each of our products reacts differently to trends in the community.

Commissioner Murdock asks about the line items in hardware and software, as the number

drops significantly in 2027. Superintendent Foy answers that we will check on the accuracy of the 2027 number. Then, we jump down to the sailing shack, where the line item states \$122,000 for design of a new sailing shack. Superintendent Wallace confirms that number is accurate for the design of the project. Director Lindgren confirms that the civil engineering is very detailed on the sailing shack project, including utilities in the area, building on sand, along with regulatory and permitting because we are located on the lake. Commissioner Goebel asks if the line item for “facility condition” is the beginning of building a master plan. Director Lindgren confirms this.

## 5.2 2025 PTELL RESOLUTION TAX LEVY DIRECTION

Superintendent Foy explains that the Tax Levy Approach document that was circulated at the last meeting showed increase for PTELL purposes at 4.7%, but the overall tax levy increase is now projected to be 4.1%. Even though we are below 5%, we always have a hearing even when we are not required to by law. When we factor in the debt service our overall tax levy increase is projected to be a 4.1% increase over last year. These are the same numbers that were presented to the board in September. The board will vote on the tax levy in December.

Commissioner Murdock expresses concern about the levy. Tax capped funds have increased by 7.1% over the last two years. We are proposing to increase taxes by 13.4%. Director Lindgren explains that the amount we are levying for the special rec fund has increased because the cost of aids has increased almost \$100,000 over the last couple of years. Our inclusive aid costs are getting close to pre-covid numbers (i.e., 2018 and 2019). In addition, there is an increase to the member contribution to NSSRA, which is set by NSSRA. President Lahey states that PTELL exists to pay for aids and member contribution to the special rec association, and he believes the community supports it. President Lahey has been transparent with the public about why the board is pushing for an increase in the levy through his speech at the League of Women Voters and also publishing his speech in the last packet. He has received no objection from members of the public that he has encountered. Commissioner Murdock qualifies that no matter what the board does, there will not be any impact in the services provided. The discussion last year revolved around whether or not the fund balance would be in compliance with our policy at the end of the year. Commissioner Murdock recommends moderately increasing the fund balance a little at a time over the next few years, and also plugging in capital funds next year when the referendum debt comes off. Commissioner Clarke makes the point that if we levy for any lower amount we will not meet the minimum fund balance to be in compliance with our fund balance policy.

Superintendent Foy goes through the process we will go through to remain in compliance with our policy. We would transfer operating funds into the special recreation fund so that it balances and we don't get a write-up from the auditors that we have bounced our own fund balance policy. Commissioner Murdock says that if we go this route, no services will be

denied. We could hold off on increasing capital spending for ADA until the referendum debt falls off next year.

### 5.3 IAPD CREDENTIALS CERTIFICATE AND IAPD RESOLUTIONS

Director Lindgren states that this document is for the IAPD annual business meeting, for voting rights. We have a delegate who will attend the meeting and need one or two alternates identified in the case that the delegate cannot attend. Commissioner Murdock and President Lahey volunteer to be the two alternates.

### 7.0 ADJOURNMENT

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There being no further business to conduct, Commissioner Duffy moves and Vice President Frazier seconds a motion to adjourn the Finance Committee of the Whole.

By a voice vote; Motion Carried.

Minutes Approved on January 12, 2026.