



COMMITTEE OF THE WHOLE MEETING MINUTES

Board of Park Commissioners

August 24, 2026

6:30 p.m. - Mallinckrodt

Present

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

Secretary/Executive Director: Chris Lindgren

Staff: Superintendent Josh Wallace, Superintendent Dave Merrill, Superintendent Lindsay Thomas, Superintendent Sheila Foy, Adam Kwiatkoski, Nick Marfise, Tim Johnson

Visitors: Maureen Yamashiro, Brook Redemann, Evita Vulgaris, Walter Keats, Ellen Chandwick, Peter Chadwick, Alan Golden, Julie Wolf, Maureen Yamashiro, Maureen Tatosian, Lisa Neeman

1.0 Committee of the Whole Meeting Called to Order

Vice President Goebel calls the meeting to order at 6:31 p.m.

2.0 Communications and Correspondence

None.

3.0 Public Comment and Recognition of Visitors

Evita Vulgaris - comments about the pool.

Julie Wolf – comments about the golf master plan and golf restaurant contract.

Maureen Tatosian – comments about the pool.

Lisa Neeman – comments about the pool.

Maureen Yamashiro – comments about the pool.

President Lahey states that this is the ninth time the board has spoken about the pool in a public meeting. He asks Director Lindgren to speak to the pool plans. Director Lindgren states that the pool takes three days to drain, so that is why it needs to close prior to the work date. There is a big leak in the infrastructure in the pool that needs to be found with a camera and fixed, and this work is in addition to the slide work.

4.0 Old Business

None.



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5.0 New Business

5.1 Green Team Update

Tim Johnson, Recreation General Manager, gives his operations and team update to the board. His full presentation can be viewed on the park district website. Commissioner Duffy asks if the capital projects referenced at the CRC are beyond the scope of the water restoration; Tim affirms that yes, these are not related to the restoration.

5.2 July 2026 Financial Update

Superintendent Foy gives a high level explanation of the finances for the district. There is still a large variance in the electricity bills. Electricity expense caught up (a bit) to budget during July. In June utility expense trailed budget by 34.1%. After working with ComEd and receiving and paying correct bills, electricity expense is now behind budget by 26.3%. After calculating a 12-month rolling average of usage beginning with January, 2025, we found that electricity usage was down, on average about 25% each month this year until June when the usage was down only 11%. In July, the District's usage was 12% higher. The July electric bill will be received in August.

Property tax bills will be distributed on September 1st and due October 1st.

Details on variances can be found in the memo in the packet. In the salary area, \$450,000 has been identified as a permanent variance.

Regarding capital projects, Commissioner Adrianopoli asks what the camera project is. Superintendent Thomas says it is an ongoing project where we identified certain areas in the district that need cameras replaced due to lifespan. Also, currently Mallinckrodt is on its own closed-circuit system and cannot be accessed from anywhere else in the district. There are other areas that have been identified by staff that need cameras for safety. Superintendent Foy adds that there is now a replacement schedule for cameras around the district to keep them up-to-date with the latest technology.

President Lahey asks if the salary variance is permanent or permanent for 2026. Superintendent Foy answers that it is permanent for 2026 only. Commissioner Murdock ask if Superintendent Foy will help the board understand these differences when the budget meetings take place.

5.3 Special Recreation Fund Update

Superintendent Wallace updates the board on the ADA capital projects. There were 6 projects identified for 2026. However, the scope for the ADA sidewalk improvements at Community Playfields has been expanded and will cost \$133,000, as opposed to the budgeted \$55,000. To compensate for this, staff has placed two door projects in 2027. President Lahey asks why the district didn't complete the ADA door



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project at Lakeview when they did the renovation. Current staff do not have the answer to this question.

The budget for next year includes an ADA transition plan. Our plan is around 16 years old and this transition plan will help remove barriers that limit accessibility for people. President Lahey asks if it is possible to split up a project to be covered a certain percentage by the special rec fund and the other by capital. Director Lindgren states that is a possibility.

5.4 Truth in Taxation Discussion

Superintendent Foy explains that this template takes into account the projected budget for special recreation in 2027. The assumptions are that we would have a 7% increase in the member's annual contribution; there will be a 5% increase in the special aids expense; and an increase in capital spending from \$175k to \$275k in 2027. Based on the 2026 tax cap of 2.7%, an estimate of the special recreation spending for 2027 of \$946,000 and the amount of DSEB available to the District for bond payments, the Truth in Taxation percentage is 4.26% and the projected proposed levy will increase by only 1.46% due to the 14.85% decrease in tax supported debt service.

The board discusses five possible scenarios for the tax levy at length.

The board will choose a levy in September.

5.5 Fee and Salary Increase Discussion

Vice President Goebel explains that staff has presented recommended wage and fee increases of 4% and 5% respectively. These would be budget tools, not necessarily applied across the board. Staff increases would be factored on performance, while program fees would increase an average of 5% to remain in line with the long-term capital model.

President Lahey says that fees are 75% of our budget and we have had big increases over the years (4-5%). There are some programs where our fees are a little light. Commissioner Duffy asks if we are estimating CPI to be in the mid-2% range, why would the district exceed CPI on increases in program fees. Commissioner Murdock answers that AI, which may not be correct, estimates CPI at 3.5-3.6%.

Commissioner Adrianopoli asks when the compensation study will be done. Superintendent Thomas says firms will be interviewed in early September.

The board consensus is to increase fees by 5% and salaries by 4%, however the board does not want 5% to be applied across the board in all programs, but rather as an average. Director Lindgren says that last year he and Superintendent Foy had very long meetings with each department regarding budget to understand the increases. Commissioner Frazier says that each year she has an easier time increasing



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by percentage with a story behind it. Commissioner Murdock seconds that comment, saying that last year Superintendent Merrill explained the story behind each increase in program fees, which was market-driven in a lot of ways, and helped him understand more clearly.

Superintendent Foy explains that a 4% increase in salary equates to about \$500,000, excluding benefits. We are expecting a much higher increase in benefits this coming year due to insurance premiums going up.

5.6 Golf Master Plan Update

Superintendent Nick Marfise and Adam Kwiatkoski, Golf Course General Manager, explain the process that has brought the district to require a master plan for the golf course.

Adam explains that the district is going through the Feasibility Study, the Future of Rec in Wilmette, for the rest of the district and it makes sense at this time to do a master plan for the golf course. Staff had the golf course architect, Todd Quitno, and a representative from the USGA out to the course to spend the day touring the property. The architect will be compiling a report that explains where we are currently and where we are headed in the future. The cost of doing the research and preparing the proposal is \$36,000. This proposal would provide the district with a master plan for the golf course, but not any other part of the property. This proposal will not include the entire property, just the golf course. The plan for the driving range was completed several years ago, but will be included as a section within this report. Included in the report will be greens, tees, fairways, bunkers, course layout, different turf, irrigation, etc. There are parts that will follow this plan, such as an irrigation specialist. Vice President Goebel asks if a full comprehensive plan is needed for the golf facility. Adam points out that it is possible we need to look as closely at golf as we are at other properties. For instance, the golf club is 25 years old and it might be worth looking into some of the big things in that building. There are definitely some opportunities to improve the business. Commissioner Frazier asks what the life span of the golf course is. Superintendent Marfise answers that it is around 20-25 years, with our last renovation being in 2013. The irrigation system is already 33 years old. The goal would be to have this plan in hand by the end of the year. Vice President Goebel says she is hearing supportive comments and believes the board is ready to vote on the issue at the September board meeting.

5.7 Centennial Roof Replacement Update

Superintendent Wallace explains that there are two phases of the project, totaling \$4.2M. The first phase is bringing the cooling tower to the ground and replacing it with the new unit, which will be delivered in the fall.

Once the cooling tower is removed from the roof, the existing mechanical well and roof area will need to be reconstructed. Bulley & Andrews prepared a construction budget based on structural engineering



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drawings for this phase of the work. The proposed scope includes demolition of the existing mechanical well and cooling tower support structure, new structural steel and roof decking, reconstruction of the mansard roof, new roofing and drainage, and associated electrical and HVAC work. Bulley & Andrews' current estimate for this work is \$851,199.

Commissioner Duffy asked in an email if the scope changed that impacted project costs, how many vendors were solicited for bids, and if the bids could be shared with the board. Director Lindgren explains that the district brought out two contractors, Boller Construction and Bulley & Andrews. Boller Construction did the reconstruction at the CRC, and they declined to bid because of the scope and timeframe of the work. Staff is trying to have the work done without a lot of disruption to the general facility. Understanding the scope of the project, he says this is a very good price. The fee for Bulley & Andrews' services is included in the \$851,199.

Vice President Goebel announces there will not be a September COW meeting.

6.o Adjournment

Commissioner Duffy moves and Commissioner Frazier seconds a motion to adjourn the Committee of the Whole meeting.

By a voice vote; **motion carried.**

Minutes approved on: **September 14, 2026**