

MINUTES
REGULAR MEETING OF THE OAK BROOK PARK DISTRICT
BOARD OF COMMISSIONERS
September 22, 2025 – 6:30 p.m.
Canterberry Room

1. CALL TO ORDER THE REGULAR MEETING OF THE OAK BROOK PARK DISTRICT BOARD OF COMMISSIONERS AND CONDUCT THE ROLL CALL

President Knitter called to order the Regular Meeting of the Oak Brook Park District at the hour of 6:30 p.m. Commissioners Chan, Gondek, Ivkovic Kelley, Vescovi, and President Knitter answered "present" from the Oak Brook Park District Family Recreation Center, Canterbury Conference Room. Also present in Canterbury Conference Room was Laure Kosey, Executive Director; Marco Salinas, Chief Financial Officer; Bob Johnson, Deputy Director; Robert Pechous, Director of Recreation and Communications; and Steve Adams, District Attorney.

2. OPEN FORUM

President Knitter asked if there were any public comments.

Tom Truedson, a twenty-four year Oak Brook Park District resident and former commissioner, stated that he filed a complaint with the DuPage Attorney against Commissioner Vescovi. He explained his complaint, and why he thought Commissioner Vescovi should not have shared the travel expenses that were prepared by staff with then Candidate Chan.

William Haskell spoke about how he made FOIA requests of Commissioner Vescovi and Commissioner Chan's emails. He spoke about his concerns and criticism. Haskell made comments that were unrelated and not appropriate for the public forum.

Shairoz Fazal, an Oak Brook Park District resident, spoke on the swimming schedule. Fazal stated residents cannot swim between 5:00 pm to 8:00 p.m. during the week due to programming or swimming meets. Swimming lanes are only available to members between 8:00 p.m. to 9:00 p.m. and mornings. This schedule makes it difficult for employed people to utilize the pool. Fazal requested some swimming lanes be available for residents between 5:00 p.m. and 8:00 p.m.

3. CONSENT AGENDA

a. APPROVAL OF THE SEPTEMBER 22, 2025 AGENDA

b. APPROVAL OF MINUTES

- i. August 18, 2025 Regular Board Meeting Minutes
- ii. September 4, 2025 Special Board Meeting Minutes

c. APPROVAL OF FINANCIAL STATEMENT ENDING AUGUST 31, 2025

- i. Warrant 700

Motion: Commissioner Ivkovic Kelley made a motion, seconded by Commissioner Gondek, to approve the agenda as presented.

The motion passed by roll call vote.

Ayes: Commissioners Chan, Gondek, Ivkovic Kelley, Vescovi, and President Knitter

Nays: None

Motion: Commissioner Chan made a motion, seconded by Commissioner Vescovi, to approve the Amended Minutes.

President Knitter confirmed that the commissioners have read the Amended Minutes presented by Commissioner Chan.

The motion did not pass by roll call vote.

Ayes: Commissioners Chan and Vescovi

Nays: Commissioners Gondek, Ivkovic Kelley, and President Knitter

Motion: Commissioner Ivkovic Kelley made a motion, seconded by Commissioner Gondek, to approve the Minutes as presented.

The motion passed by roll call vote.

Ayes: Commissioners Gondek, Ivkovic Kelley, and President Knitter

Nays: Commissioners Chan and Vescovi

Motion: Commissioner Ivkovic Kelley made a motion, seconded by Commissioner Gondek, to approve the Financial Statement as presented.

The motion passed by roll call vote.

Ayes: Commissioners Gondek, Ivkovic Kelley, and President Knitter

Nays: Commissioners Chan and Vescovi

4. STAFF RECOGNITION

a. Brittany O'Neill – Landscape Specialist

The Board welcomed Brittany O'Neill.

5. PRESENTATIONS/PROCLAMATIONS

a. In Memory of Apparao Devata – Oak Brook Park District Foundation Board Member

President Knitter spoke in remembrance of Apparao Devata. Devata was a fixture at the Park District and raised money for the Pickleball Courts.

Dr. Kosey communicated that there is a Park District Foundation fund for the Pickleball Courts in memory of Devata and it is doing well.

Commissioner Chan spoke in remembrance of Devata and acknowledged the great loss for his family and friends. Commissioner Chan spoke of Devata's positive nature and passion.

Commissioner Kelley spoke in remembrance of Devata and stated that he was a positive character and a unique compassionate person for the Park District. Devata is a significant loss to the community and the Park District.

b. Master Vision Annual Review

Dr. Kosey reported that the Park District is halfway through 2030 Master Vision. The review occurs every year.

c. Gold Medal

Mike Kies, Vice Chair of the National Gold Medal Committee, presented the 2025 Gold Medal Award for Excellence in Park and Recreation Management in Class V to the Oak Brook Park District.

6. REPORTS

a. Administration and Enterprise Operations Report

Dr. Laure Kosey presented her report, which can be found in the Park District's records.

President Knitter asked about the cost and to explain "mothballing" the barn.

Dr. Kosey responded that it would cost about \$21,000 to receive a report on preparing the barn so it does not deteriorate which will remain at its same location; that cost does not include the actual work to "mothball."

Dr. Kosey reported on Meg's Zoom Fitness class survey. The members wish Meg's class was in person, but they love her class.

b. Finance and Human Resources Report

Mr. Marco Salinas presented his report, which can be found in the Park District's records.

General, Recreation, and Tennis Center have a net surplus. Tennis Center revenue has decreased compared to the prior year due to timing, but the revenue will be recognized later as the year progresses.

c. Recreation and Communications Report

Mr. Robert Pechous presented his report, which can be found in the Park District's records.

President Knitter participated in an intergenerational programming session at the National Conference, so she will share her notes with Pechous concerning that topic. Seniors teaching seniors in technology (seniors in high school teaching senior adults) was an example that would be good to follow-up for intergenerational programming at the Park District.

Pechous stated a cookie decorating class is planned for children and Seniors and a technology class was held recently.

Commissioner Chan suggested working with coaches so resident swimmers can have lanes open to them for swim.

d. Parks and Facilities Report

Mr. Bob Johnson presented his report, which can be found in the Park District's record.

Johnson stated Hinsdale Nursery donated mums in exchange for advertising. Swim lessons and rentals are higher than last year.

7. UNFINISHED BUSINESS

a. Section 6 – Administrative Policies and Procedures Manual Part II

Motion: Commissioner Ivkovic Kelley made a motion, seconded by Commissioner Gondek, to approve Section 6 - Administrative Policies and Procedures Manual, Part II.

Commissioner Chan questioned the amount of staff time being spent on the manual, noting that some updates will have minimal impact.

The motion passed by roll call vote.

Ayes: Commissioners Gondek, Ivkovic Kelley, and President Knitter

Nays: Commissioners Chan and Vescovi

b. Solar Power Purchase Agreement

Dr. Kosey stated approval could move forward if the Board is aligned; however, further discussion and review could take place if there are additional questions.

President Knitter decided to keep the Solar Power Purchase Agreement as Discussion and Review.

Johnson stated that there have been ongoing negotiations on the contract resulting in more favorable terms for the Park District. The updated contract has been provided to the commissioners.

Jim Belden confirmed that he has been retained by the Park District to represent the Park District and work with the attorneys in negotiating the contract with ForeFront Power. Staff inquired about the implications if the Park District terminates the agreement. Belden reviewed three reasons for Park District termination of the agreement: 1. standard business law termination, 2. unknown unforeseen contingencies, or 3. unforeseen costs associated with the project.

Belden continued to explain some possible upgrade costs and unknown unforeseen contingencies.

Belden stated that Johnson suggested running a sensitivity test to provide full transparency in how the rate would be affected. Belden reviewed the savings of the base to the maximum contingency.

President Knitter asked Belden about the opportunity cost if the Park District invested fully now compared to twenty years of payment.

Belden's opinion is that there will not be much of a difference, but he appreciates that there is at least a mechanism in the agreement to address the issue.

Johnson stated that Commissioner Chan questioned unknown contingencies such as the building's structural integrity, and those contingencies should be examined prior to executing the solar project contract. Johnson and Belden have discussed this possibility with ForeFront Power and found that General Energy who would do the installation has already been on site and has completed a precursory examination of the building.

Belden stated the project needs to have certified structural professional engineers examining the building as part of the due diligence of the investor before installing the solar panels.

Johnson and Belden discussed whether to commission a study prior to contract. There will be an upfront cost for the Park District to receive a structural analysis report. If the Park District chooses not to go forward with the solar project, then the Park District would pay for the analysis; however, if the Park District moves forward then the cost is already embedded in the cost of the project so no payment would be made.

Commissioner Chan questioned why should the Park District take on the burden of a structural issue and be subject to a contract that if the Park District terminates early, we pay an early termination fee of \$2.4 million in year 1, or \$1 million in year 5. This is significant. Commissioner Chan said we must protect ourselves.

Belden rebutted Commissioner Chan's statement by saying her interpretation was incorrect because the Park District has the right to early terminate, but this is for without cause. Belden said the investor has state and federal risks due to solar and investment tax credits, therefore, the high penal cost for early termination of the project. The investor has invested substantial amount of money for the solar project.

Commissioner Chan discussed the reason why the Park District could not buy in within the first five years was because the investors got all the benefit of the government subsidies and not the Park District. Even in year 18, the early termination fee would be \$800,000. Commissioner Chan expressed that she likes month-to-month with no termination fee -- to remove the termination fee from the definition. She further does not recommend to lock into a 20 year contract when the board will change in two years.

The Attorney Steve Adams asked what are the pros and cons of the contract related to the costs, and would like to stay focused on whether to make this investment or not.

President Knitter said that the purchase of the solar panels was already voted on. Commissioner Chan disagreed because the vote was whether the board move forward with reviewing a contract. Commissioner Chan stated that the option to purchase solar panels was in the contract; otherwise, it should be left out if it were not an option.

Belden stated that with this lease agreement, the Park District will be making money starting year one. More money is collected throughout the years, so the Board should ask why the Board would want to terminate early to then revert to higher energy costs to the taxpayers.

Commissioner Chan responded that Belden's ComEd energy prices are his assumptions, and that energy costs could go down.

Belden reported that he has not seen any claims that electric deliveries will go down. Belden explained that the Park District would be investing in the electric rate which is lower than the rate the Park District is paying now, so the future technology does not matter.

Dr. Kosey asked how to move forward with the structural analysis.

Belden advised the structural analysis would be a good investment and the first item that must be completed.

Dr. Kosey stated that implementing Commissioner Chan's suggestion for the contract would cause the agreement to fall apart. Further information will be provided in October.

Commissioner Chan did not agree with paying for a structural analysis.

President Knitter stated the next step will be to do the structural analysis.

c. Section 1 – Administrative Policies and Procedures Revision: Inclusion of the Pledge of Allegiance

Motion: Commissioner Ivkovic Kelley made a motion, seconded by Commissioner Gondek, to approve Section 1 - Administrative Policies and Procedures Revision: Inclusion of the Pledge of Allegiance.

The motion passed by roll call vote.

Ayes: Commissioners Chan, Gondek, Ivkovic Kelley, Vescovi, and President Knitter

Nays: None

d. Legal Invoices in Warrant

Motion: Commissioner Ivkovic Kelley made a motion, seconded by Commissioner Gondek, to approve the inclusion of legal invoices in the warrant.

Commissioner Chan requested the full original attorney invoices.

Commissioner Ivkovic Kelley stated commissioners already have all the information necessary from the attorney invoices.

The motion passed by roll call vote.

Ayes: Commissioners Gondek, Ivkovic Kelley, and President Knitter

Nays: Commissioners Chan and Vescovi

8. NEW BUSINESS

a. Ordinance 25-1020: An Ordinance Authorizing the Destruction of the Verbatim Record of Certain Closed Meetings

Dr. Kosey met with Commissioner Chan and Johnson and corrected her earlier statement that the retaining of recordings is eighteen months, not six months.

Commissioner Chan stated her reasons for not destroying all the verbatim records for Closed Meeting.

Commissioner Gondek asked about the state approval for retention of Closed Meeting recordings.

Attorney Adams stated that the law requires the Park District Board of Commissioner to retain the Closed Meeting verbatim records after approval for eighteen months which then can be authorized for destruction.

b. Ordinance 25-1021: An Ordinance Declaring Surplus Personal Property and Authorizing Conveyance or Sale Thereof

President Knitter stated that Ordinance 25-1021 will occur next month.

c. Swim Central Out-of-District Private Rental Fees

Johnson corrected the new rates of increase proposed for out-of-district members for Swim Central and Splash Island. The corrected increase is \$210 to \$263 which is a 25% increase. There are no park districts that have the exact amenities as our Park District but there are agencies of indoor/outdoor various sized pools in comparison. Johnson feels the Park District is still competitive.

9. BOARD OF COMMISSIONERS TO SHARE COMMUNICATIONS

Commissioner Chan appreciated the increase in out-of-district rates at Swim Central and Splash Island; however, she has been requesting a review of rates for all programs to see where non-resident rates can increase. President Knitter stated that information is on the website. Commissioner Chan stated she wanted the information in a form to analyze.

Commissioner Gondek reported that the recently built center island on Forest Gate Road was incorrectly constructed, which was discovered when a fire truck could not enter the Forest Gate community. The construction will be ongoing since it will need to be rebuilt. President Knitter noted that the construction of the median is a Village project.

President Knitter stated that many commissioners and Executive Directors at the conference spoke highly of Dr. Kosey.

Commissioner Chan reported that Rory Dames a previous owner of Eclipse Soccer was to step down from the organization in 2021 based on a Park District letter, but he did not step down until June 2023 according to corporate filings, while still renting fields from the Park District through permits. Commissioner Chan stated that the wife's name is in the current 5 year contract. She also stated that the coaches were complicit in the sexual allegations, according to newspaper articles.

Attorney Adams stated that it is inappropriate and concerning to make that allegation about the wife and coaches on complicity.

10. ENTER CLOSED SESSION: For the purpose of discussing Closed Meeting Minutes pursuant to 5 ILCS 120/2(c)(21); and for the Semi-Annual Review of Closed Meeting Minutes pursuant to 5 ILCS 120/2(c)(21) and 5 ILCS 120/2.06(d) of the Open Meetings Act

Motion: Commissioner Ivkovic Kelley made a motion, seconded by Commissioner Gondek, to approve to enter into closed session for the purpose of discussing Closed Meeting Minutes pursuant to 5 ILCS 120/2(c)(21); and for the Semi-Annual Review of Closed Meeting Minutes pursuant to 5 ILCS 120/2(c)(21) and 5 ILCS 120/2.06(d).

The motion passed by roll call vote.

Ayes: Commissioners Chan, Gondek, Ivkovic Kelley, Vescovi, and President Knitter

Nays: None

Closed Session began at 7:57 p.m.

11. CLOSED SESSION

- a. Semi-Annual Review of Closed Meeting Minutes for Release
 - i. Resolution 25-1022: A Resolution Regarding the Review of Minutes for Closed Meetings from January 1989 through August 2025

12. ARISE FROM CLOSED SESSION AND RESUME THE OPEN SESSION

Motion: Commissioner Ivkovic Kelley made a motion, seconded by Commissioner Gondek, to arise from Closed Session at 8:02 p.m. and resume the Open Session of the September 22, 2025 Regular Board Meeting. The motion passed by voice vote.

13. THE NEXT REGULAR MEETING OF THE OAK BROOK PARK DISTRICT BOARD OF PARK COMMISSIONERS WILL BE HELD ON OCTOBER 20, 2025, 6:30 P.M.

President Knitter announced that the next Regular Meeting of the Oak Brook Park District Board of Park Commissioners would be held on October 20, 2025, at 6:30 p.m.

14. ADJOURNMENT

Motion: Commissioner Vescovi made a motion, seconded by Commissioner Gondek, to adjourn the September 22, 2025, Regular Meeting of the Oak Brook Park District Board of Commissioners. The motion passed by voice vote, and the meeting adjourned at the hour of 8:03 p.m.



Laure L. Kosey, Executive Director