

MINUTES
REGULAR MEETING OF THE OAK BROOK PARK DISTRICT
BOARD OF COMMISSIONERS
October 20, 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. PLEDGE OF ALLEGIANCE

3. OPEN FORUM

President Knitter asked if there were any public comments and stated each speaker will have 5 minutes to speak.

Ray Cesca, an Oak Brook resident, raised concerns about the Park District Board, saying some actions were aimed at silencing differing opinions. Cesca urged the Board to act transparently and respect the community.

Noel Manley, a Darien resident, commented on the beautiful facility and thanked the Board for their public service. Manley spoke about the importance of transparency and encouraged continued efforts to build public trust.

Tom Truedson appealed to both sides to work on building a better Park District.

Saima Sabah, an Oak Brook resident and Park District member, noticed a limited number of open swim lanes for the members. Sabah suggested increasing non-member rates and opening some more time for members who work.

Shairoz Fazal, an Oak Brook resident, stated she found lanes closed during the designated open swim time. Fazal questioned if it is due to financial issues that “outside people” are coming in occupying the lanes, so she would like the Park District to focus on the residents.

4. CONSENT AGENDA

a. APPROVAL OF THE OCTOBER 20, 2025 AGENDA

b. APPROVAL OF MINUTES

- i. September 22, 2025 Regular Board Meeting Minutes
- ii. September 22, 2025 Closed Meeting Minutes

c. APPROVAL OF FINANCIAL STATEMENT ENDING SEPTEMBER 30, 2025

- i. Warrant 701

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 September 22, 2025 Minutes as Amended.

President Knitter confirmed that the commissioners have received the Amended Minutes presented by Commissioner Chan for review.

The motion passed by roll call vote.

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

Motion: Commissioner Ivkovic Kelley made a motion, seconded by Commissioner Chan, to approve the September 22, 2025 Closed Meeting Minutes as Amended.

The motion passed by roll call vote.

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

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

Commissioner Chan made a comment that she requested the full attorney invoices and the Orlando Conference expenses.

The motion passed by roll call vote.

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

5. MAY 19, 2025 CLOSED MEETING MINUTES AMENDMENT

Motion: Commissioner Ivkovic Kelley made a motion, seconded by Commissioner Gondek, to approve the May 19, 2025 Closed Meeting Minutes Amendment as presented.

President Knitter confirmed that the commissioners have received the Amended Minutes to review.

Commissioner Chan asked why the May 19, 2025 Closed Meeting Minutes are being amended when it has been already approved.

President Knitter responded that the transcript was not as accurate as it could be.

The motion passed by roll call vote.

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

6. STAFF RECOGNITION

- a. Kevin Wollnik – Recreation Manager, Athletics

The Board welcomed Kevin Wollnik.

7. PRESENTATIONS/PROCLAMATIONS

- a. Presentation of the Annual Comprehensive Financial Report for the fiscal year ended April 30, 2025, by a Representative from Lauterbach and Amen, LLP

Hannah Cullerton from Lauterbach and Amen, LLP presented the Annual Comprehensive Financial Report.

President Knitter confirmed that the audit revealed no evidence of impropriety.

Cullerton agreed there were no improprieties noted. The Oak Brook Park District was awarded Certificate of Achievement for Excellence in Financial Reporting.

Marco Salinas explained the slight over budget in debt services that was addressed in this year's budget, and the audit had an extra fee due to additional work needed to comply with the GASB rules update.

President Knitter asked if new software will be required for the upcoming GASB Standards.

Salinas does not believe new software is required.

Commissioner Chan asked about the audit cost.

Salinas will get back to her concerning the amount.

8. REPORTS

a. Administration and Enterprise Operations Report

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

Dr. Kosey stated that the Park District is a Gold Medal Winner, and summaries for conference sessions attended or presented are included in her report.

b. Finance and Human Resources Report

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

Salinas stated that expenditures are higher than prior year noting that legal fees have increased primarily due to higher FOIA requests. Repairs and maintenance costs have also gone up; however, there is still a surplus in the General Fund due to revenues from increased visits and non-resident daily fees this year.

President Knitter asked when the outdoor tennis courts will be redone.

Dr. Kosey responded that the tennis courts are being reviewed as a Capital Project which could possibly begin in the fall of 2026.

Commissioner Chan asked why the attorney was involved with FOIA requests when staff could provide that information considering that it is public, using the FOIA request concerning her emails as an example.

Dr. Kosey stated that the attorney's review is needed for certain FOIA requests; emails would be reviewed by the attorney due to privacy concerns.

President Knitter noted that the Public Access Counselor (PAC) complaint added to the legal fee costs.

c. Recreation and Communications Report

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

Park District Foundation sponsorships are up due to Apparao's memorial, tips from beverages sold at the Summer Concerts, and Winter Lights.

d. Parks and Facilities Report

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

Johnson reported that Oak Brook First on the 1st continues to be strong concerning membership, and Aquatic parties and rentals are also up. Veterans Luncheon at Lazy Dog will be on November 9th, and the elevator will be shut down starting November 10th.

9. UNFINISHED BUSINESS

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

Motion: Commissioner Ivkovic Kelley made a motion, seconded by Commissioner Gondek, to approve Ordinance 25-1020: An Ordinance Authorizing the Destruction of the Verbatim Record of Certain Closed Meetings.

Commissioner Chan advised keeping verbatim records.

The motion passed by roll call vote.

Ayes: Commissioners Gondek, Ivkovic Kelley, and President Knitter

Nays: Commissioners Chan and Vescovi

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

Motion: Commissioner Ivkovic Kelley made a motion, seconded by Commissioner Gondek, to approve Ordinance 25-1021: An Ordinance Declaring Surplus Personal Property and Authorizing Conveyance or Sale Thereof.

The motion passed by roll call vote.

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

Nays: None

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

Motion: Commissioner Ivkovic Kelley made a motion, seconded by Commissioner Gondek, to approve the Swim Central Out-of-District Private Rental Fees increase.

The motion passed by roll call vote.

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

Nays: None

- d. Resolution 25-1022: A Resolution Regarding the Review of Minutes for Closed Meetings from January 1989 through August 2025

Motion: Commissioner Ivkovic Kelley made a motion, seconded by Commissioner Gondek, to approve Resolution 25-1022: A Resolution Regarding the Review of Minutes for Closed Meetings from January 1989 through August 2025.

Commissioner Chan suggested that more of the Closed Session Minutes that do not disclose confidential information should be released.

Attorney Adams responded that if Commissioner Chan is willing to go through all the Closed Session Minutes, then she can identify the Closed Session Minutes to be released. Attorney Adams will review Commissioner Chan's list. Discussion can occur in six months.

The motion passed by roll call vote.

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

Nays: Commissioners Chan

e. **Solar Power Purchase Agreement**

Motion: Commissioner Ivkovic Kelley made a motion, seconded by Commissioner Gondek, to approve the general and special terms and conditions of the Energy Services Agreement between the Oak Brook Park District and FFP Origination, LLC.

Johnson reported that the Park District commissioned a structural analysis. The engineer did not see any major concerns for the rooftop from the general assessment.

Commissioner Vescovi requested a delay in vote at the next meeting so he can review the information further.

Jim Belden stated that they have been studying the project for several months. Belden reviewed the process that occurred in producing a strong agreement between the Park District and the investor. Belden stated that both parties are incentivized and aligned so that the system is working favorably.

Commissioner Chan reiterated the early termination fee and suggested a scenario if COMED prices come down, better technology for electricity is produced, and solar investors do not receive federal tax credit. Commissioner Chan questioned if the Park District would want to be "locked-in" for a twenty-year deal and questioned the cost for reviewing the solar project.

Commissioner Ivkovic Kelley asked Belden in his experience how many times someone has canceled an agreement.

Belden responded it would be irrational for someone to cancel an agreement since the solar cost is much lower than the COMED cost. Belden reviewed government and private reports and have seen no indication in ten to twenty years of a reduction in COMED costs, especially since electricity is tied to inflation. Belden feels that the solar agreement is a safe investment.

Commissioner Gondek stated Belden did a great job with the solar presentation. Commissioner Gondek is in favor of pursuing the solar project since COMED rates will not go down.

Dr. Kosey recommended the Board vote on the solar contract at this meeting and stated that four of the five commissioners need to vote yes for this agreement to be approved since it is a twenty-year lease.

The motion did not pass by roll call vote.

Ayes: Commissioners Gondek, Ivkovic Kelley, and President Knitter

Nays: Commissioners Chan and Vescovi

10. **NEW BUSINESS**

- a. Approval of a Travel Expense for Commissioner Attendance at the 2026 IAPD/IPRA Annual Conference, January 29 - 31, 2026 at the Hyatt Regency Chicago

Dr. Kosey reported that four commissioners will be attending this conference.

Commissioner Chan questioned the validity and benefit of commissioners and staff attending this conference.

- b. **Employee Health Insurance Contract**

Dr. Kosey reported that the Park District will move forward with the Health Insurance contract. Dr. Kosey commended Alli Siamis, Marco Salinas, and Bob Johnson for working on the health insurance contract.

Commissioner Chan noted that the Village presented a different health plan structure going through group share benefit.

Salinas stated that the Park District departed from the Village plan years ago and decided to work with the broker OneDigital due to better rates compared to the consortium.

Commissioner Chan suggested reviewing the consortium again, and she will review the Village health plan.

Salinas reported that the plan for the Park District the employees will absorb more of the costs, and he will review the information that Commissioner Chan provides.

- c. Acceptance of the Oak Brook Park District's Annual Comprehensive Financial Report (ACFR) for the Fiscal Year Ended April 30, 2025

Commissioner Chan asked if a bid occurred before selecting Lauterbach and Amen, LLP.

Salinas responded there was a Request for Proposal (RFP) and the Park District selected the least expensive firm compared to other firms. There is a five-year contract with Lauterbach and Amen, LLP with an option to extend it for two more years, or the Park District can do an RFP for other firms.

Commissioner Vescovi asked if the price increased each year.

Salinas responded that the price increase has been minimal.

Commissioner Chan suggested doing the RFP since the contract is for five years.

11. BOARD OF COMMISSIONERS TO SHARE COMMUNICATIONS

Commissioner Chan revisited videotaping the board meetings since she believes some equipment is available. Commissioner Chan advised in having a budget before the tax levy increase. Furthermore, Commissioner Chan believes the residents' needs should be prioritized, reminding the Board that the residents are on top of the work organizational chart.

Commissioner Vescovi asked about the upcoming self-evaluation meeting and questioned the need and cost of doing this.

President Knitter responded that this Board is dysfunctional, so an outside moderator will assist them to be functional and achieve objectives for a working Board. Money is being wasted due to dysfunction.

Commissioner Ivkovic Kelley communicated that considering the discussion of budget and saving money, the Board just turned down the solar project which would have saved the community \$1.6 million.

Commissioner Chan questioned the self-evaluation of the Board and feels if the Board discusses and debates issues amongst themselves, they would be resolved. The self-evaluation with a moderator is unnecessary.

President Knitter responded that having a third party who works with many park districts across the country would be beneficial to assist with the issues occurring with this Board.

Commissioner Gondek echoed Commissioner Ivkovic Kelley's comment considering losing the opportunity to save money with the solar project. Commissioner Gondek stated that he is not afraid of the self-evaluation, and he believes the money will be well spent, hoping that this self-evaluation will bring the Board together to operate properly. Commissioner Gondek continued to state that he is attending the Chicago conference and believes conferences are beneficial with seminars bringing a wealth of knowledge. Commissioner Gondek never had experience on other boards and companies where there would be an objection to advancing the growth of the management and staff.

Commissioner Chan stated that the self-evaluation should be conducted during open session and noted that the Board did not vote on having the self-evaluation.

12. THE NEXT REGULAR MEETING OF THE OAK BROOK PARK DISTRICT BOARD OF PARK COMMISSIONERS WILL BE HELD ON NOVEMBER 17, 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 November 17, 2025, at 6:30 p.m.

13. ADJOURNMENT

Motion: Commissioner Ivkovic Kelley made a motion, seconded by Commissioner Gondek, to adjourn the October 20, 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 8:06 p.m.



Laure L. Kosey, Executive Director