

**Glen Ellyn Park District
Board of Commissioners
Regular Meeting Minutes
August 19, 2025
185 Spring Avenue**

I. Call to Order

President Nephew called the meeting to order at 7:02 p.m.

II. Roll Call of Commissioners

Upon roll call, those answering present were Commissioners Cornell, Stortz, Ward, Crickmore, Durham, and President Nephew.

Roll Call: Aye: Commissioners Cornell, Stortz, Ward, Crickmore, Durham, and President Nephew
 Nay: None

Motion Carried.

Staff members present were Executive Director Dave Thommes, Deputy Executive Director Cinquegrani, Director of Planning and Natural Resources Troia, Superintendent of Athletics Babicz, and Board Secretary & Directors' Assistant Dikker.

III. Pledge of Allegiance

President Nephew led the pledge of allegiance.

IV. Changes to the Agenda

None.

V. Public Participation

Lauren Dirkse, who lives near Panfish Park, and has been in contact with the District about her concerns on a piece of equipment at Panfish Park, inquired on the status of that equipment. Director Troia shared that all has been addressed, and the manufacturer has certified the equipment. When she asked about the tot structure, Troia shared that a social media post will go out to solicit feedback and an additional public meeting will be held. When asked about the timeline it was shared that it would be dependent on input and timing of ordering and install.

VI. Consent Agenda

Commissioner Crickmore moved, seconded by Commissioner Stortz, to approve the Consent Agenda including the Voucher List of Bills totaling \$1,032,368.76 and minutes from the July 15, 2025, Regular Meeting minutes.

Roll Call: Aye: Commissioners Crickmore, Stortz, Cornell, Ward, Durham, and President Nephew

Nay: None

Motion Carried.

VII. New Business

A. Board & Admin. Policy Manual Review and Updates

Executive Director Dave Thommes shared that staff has begun updating and revising its Policy Manuals across the District. The first revision presented is to Chapter I – Board & Administration of the Park District Policy Manual. Revisions have been made following staff research, consultation with PDRMA, attorney review and following Commissioner feedback from the January 14, 2025 Regular Meeting.

Staff provided highlights of significant changes to the manual including changes to the reimbursement of employee and officer travel, meal and lodging expenses, changes to attendance by electronic means, further clarification of “Procedures for Submitting a Freedom of Information Act (FOIA) Request”, updates to title changes of staff, revisions and addition of a Naming Rights Policy and Advertising and Sponsorship Policy, as well as a complete revision of the Refund Policy. Other revisions included updates to the Criminal Background Check Policy as well as the Technology Policy. Staff shared that previous policies were outdated, and updates were driven from PDRMA regulations, policy improvements, and attorney direction. All revisions have been cleared by the District’s counsel.

Following the Park Board held a discussion of the changes and inquired specifically on the Refund Policy asking the rollout procedures of the changes. Staff shared that the policy will be marketed in the upcoming playbook release, on the website and relayed through online signups of programs.

Following, Commissioner Crickmore moved, seconded by Commissioner Stortz, to approve Chapter I – Board & Administration of the Park District Policy Manual as presented.

Roll Call: Aye: Commissioners Crickmore, Stortz, Cornell, Ward, Durham, and President Nephew

Nay: None

Motion Carried.

B. Lenox Road Garden Plot Pay Application

Director of Planning and Natural Resources Troia shared that staff publicly noticed invitations for bid on February 19th, requesting contractors to provide proposals for improvements at the Lenox Road area of Ackerman Park. This scope of work included concrete sidewalks, asphalt pathways, shelter installation, and construction of new garden plots. This phase 2 of the Ackerman Park Lenox Site Addition OSLAD project is nearing completion and Director Troia shared that payout request #2 in the amount of \$109,780.85 represents work completed in June and July.

The Park Board held a brief discussion with Commissioner Crickmore inquiring about the timing of the bridge installation. Troia shared that all should be done in the next couple of weeks ahead of the September 28th deadline.

Following, Commissioner Crickmore moved, seconded by Commissioner Cornell , to approve Daybreaker's payout request #2 for the Lenox Road Garden Plots in the amount of \$109,780.05.

Roll Call: Aye: Commissioners Crickmore, Cornell, Stortz, Ward, Durham and President Nephew
Nay: None

Motion Carried.

C. 453 Forest Avenue-US Bank Site Demolition Bid Results

Director of Planning and Natural Resources Troia stated that on July 18th, staff publicly noticed invitations for bid, requesting contractors to provide proposals for demolition of the abandoned building at 453 Forest Ave., formerly the US Bank Building. Troia shared that the scope of work includes removing the building and drive-thru canopy, filling the void and restoring the footprint to grass. The parking lot and curbs will remain until the next phase of construction.

Troia then walked through the bid opening which consisted of 12 sealed bids. He stated that the bids were competitive with the lowest three bids from Rezzar Demolition, LLC, Alliance Demolition & Excavation Services, Inc., and Donegal Services. Troia shared that Rezzar Demolition was disqualified based off of further investigation and that Alliance Demolition has withdrawn their bid due to issues with their Bonding Company. Troia shared that staff has checked references with Donegal Services, and they have been used within the Village of Glen Ellyn and are recommending approval of their bid in the amount of \$106,000.

The Park Board of Commissioners asked what was budgeted for this project, in which Troia replied that \$275,000 was budgeted and the money saved would be applied to the contingency of this project. Troia shared that demolition could take place as early as September as staff has already sought out the permitting process. Commissioner Ward inquired on the cost of the permit and Troia shared it was approximately \$8000. President Nephew asked what would be in place of the demolition site and Troia shared that it would be filled with gravel, and a layer of dirt would be applied with grass seed.

Following the discussion, Commissioner Stortz moved, seconded by Commissioner Crickmore, that the Board of Commissioners reject the bid submitted by Rezzar Demolition, LLC for the US Bank Site Demolition as not being the lowest responsible bid.

Roll Call: Aye: Commissioners Stortz, Crickmore, Cornell, Ward, Durham, and President Nephew
Nay: None

Motion Carried.

Then Commissioner Stortz moved, seconded by Commissioner Crickmore, to award the demolition bid for 453 Forest Avenue to Donegal Services in the amount of \$106,000.

Roll Call: Aye: Commissioners Stortz, Crickmore, Cornell, Ward, Durham, and President Nephew

Nay: None

Motion Carried.

VIII. Staff Reports

A. Finance Report (For information only)

B. Staff Reports

Executive Director Thommes shared an update on Sunset Pool stating that the previous weekend staff was turning patrons away as we were following current rules of 25-day pass users permitted per hour. Thommes shared that after receiving requests, staff then upped the quantity to 60-day pass users and will be utilizing better efforts for the following year to alleviate these issues. Thommes shared some of the regulations that were put in place following the incident at Sunset Pool in July. Thommes also welcomed Jeremy Boynton who will be appointed to the vacant Commissioner's seat at the October 21st, Regular Meeting. He shared that Boynton is an active Ackerman user and is excited to join the Board. Board Secretary and Directors' Assistant Dikker provided that a donation to the Partnership for Educational Progress (PEP) fund was given in honor of the passing of Trustee Stephen Szymanski on behalf of the Park Board of Commissioners and Staff of the Glen Ellyn Park District. Director of Planning and Natural Resources Troia thanked operations staff for their hard work as seasonal staff has departed and their department is down two positions. Executive Deputy Director Cinquegrani shared that his department is fully staffed and shared that Susan McLaughlin, the new Human Resource and Risk Manager, started with the District a couple of weeks ago. Superintendent of Athletics Babicz shared that Fall programs have begun and the season is off to a good start.

C. Sponsorship Report

IX. Commissioners' Reports

Commissioner Durham shared he enjoyed his time at Sunset Pool this season. Commissioner Crickmore provided a PowerPoint presentation expressing her enjoyment of the Parks and events within the District including nature highlights and restoration at Churchill Park, her outings at Lake Ellyn Park and her appreciations of both Sunset Pool and Ackerman Sports & Fitness Center and Park. President Nephew enjoyed Sunset Pool this season and is sorry for the season to end. Commissioner Stortz shared that he received good feedback on the Football program. Stortz inquired about the small structure at the Ackerman Pickleball courts, which Director Troia replied that it will be a shelter. Stortz inquired about the drainage issues at Newton Park as well as the timeline for the Downtown Park. Troia shared that the drainage issues are being addressed to improve playability within the Park and also stated that they are waiting for completion of the construction documents before going to permitting and then going to bid. The hopes are for

having permit comments by November and then being able to bid the project in December and bring before the Board in January. Troia explained by bringing full documents to the planning and development department for bid will help to save on fees for the construction consultant adjustments. The Board held a discussion about receiving some data on permit fees over the years and possibly having discussions with the Village Board regarding the permitting fees. Executive Director Thommes stated he would look into those requests. Lastly Commissioner Cornell thanked Director Thommes for his adjustments to the regulations at Sunset in allowing non pass holders into the facility.

X. Adjourn to Executive Session

At 8:06 p.m., Commissioner Ward moved, seconded by Commissioner Durham, to move into Executive Session under Section 2 (c) 5 for discussion of the purchase or lease of real property for the use of the district, including discussion of whether a particular parcel should be acquired.

Roll Call: Aye: Commissioners Ward, Durham, Cornell, Stortz, Crickmore, and President Nephew
Nay: None

Motion Carried.

XI. Reconvene to Open Session

The Park Board reconvened open session at 8:12 p.m.

XII. Adjourn

There being no further business, Commissioner Stortz moved, seconded by Commissioner Crickmore to adjourn the August 19, 2025, Regular Meeting at 8:13 p.m.

Roll Call: Aye: Commissioners Stortz, Crickmore, Cornell, Ward, Durham, and President Nephew
Nay: None

Motion Carried.

Respectfully submitted,
Kimberly Dikker
Board Secretary & Directors' Assistant