

Minutes of a Regular Session of the
Board of Commissioners of the Lemont Park District
Held on June 24, 2025, 6 pm
Canal Center
55 Stephen Street Lemont, IL 60439

CALL TO ORDER – President McAdam called the meeting to order at 6:00 p.m.

ROLL CALL – Commissioners in attendance were President McAdam, Commissioner Richmond, Commissioner Scarlati, Commissioner Mescher, and Commissioner Wagner. Staff in attendance included Executive Director Louise Egofski, Christine Aguirre, Greg Hooper, Kyle Murray, Lauren Raspanti, and Shannon Kazmierczak as recording secretary. Also in attendance were Del Halter, Jennifer Saylor, Marc Deneau, Scott Meadows, and Ann Scales.

PLEDGE OF ALLEGIANCE – Led by President McAdam

CHANGES TO AGENDA – None

RECOGNITION OF VISITORS – None

COMMUNICATIONS

Del Halter and Jennifer Saylor gave a detailed presentation highlighting the successes and growth within the Fitness Department for 2024. They reported that the influx of new residents is positively influencing membership numbers, and retention rates are ahead of national averages. Personal training revenue goals were reached by September, well ahead of projections. The Frigid 5K saw record-breaking attendance, which was credited in part to the efforts of the Marketing Department. Participation in CORE Fit programs continues to climb, and the remaining fitness equipment from the 2009 build has been replaced. Upgrades include the installation of new 75" televisions replacing existing mounted TVs.

New initiatives such as the CORE Trackside Room, CORE Fit AfterHours, and the Train Station rental opportunity—featuring programs like Sunset Sweat Circuit and additional CORE-Fit classes—have contributed to the department's expanded offerings. Looking ahead, plans for 2026 include new cardio equipment and a replacement floor in the fitness center, aligned with preparations for the upcoming referendum. Board members asked questions regarding the timing of the floor replacement and how space, including the Trackside Room, is being used. Suggestions were made to incorporate additional program locations during the referendum construction period, including SD113A schools, the Township Center, and the Canal Center. There was also discussion about using the app to promote locations and class availability. Staff emphasized their commitment to transparent communication once referendum timelines are finalized. Commissioner Mescher asked about the number of full or waitlisted classes, and staff assured that space is available and flexible for further accommodation.

Ann Scales of Lauterbach & Amen, LLP, then provided a brief summary of fiscal year 2024 audit activity. She reported that the District received an unqualified opinion which is the most favorable outcome of an audit. She recognized Colleen, Louise, and Josephine for their

assistance during March field work and stated that all documentation had been submitted appropriately. The audit will be submitted to the Government Finance Officers Association for Certificate of Achievement for Excellence in Financial Reporting for 2024. No questions were presented by the Board.

CONSENT AGENDA

The following items were presented to the Board under the consent agenda:

D.1 – Approval of Minutes – May 27, 2025 Regular Board Meeting

D.2 – Approval of May 2025 Treasurer’s Report

D.3 – Approval of June 2025 Payables in the amount of \$747,404.80.

Commissioner Wagner made the motion to approve as presented, seconded by Commissioner Scarlati.

Roll Call - Ayes – Commissioners Wagner, Scarlati, Mescher, Richmond, McAdam
Nays – None

BOARD BUSINESS

President McAdam thanked all involved in the Gleneagles Park project, noting its unique design and successful execution. He expressed excitement for the upcoming July 3rd event.

Commissioner Wagner echoed these sentiments and recognized the quality of the work.

ACTION ITEMS

E. 1 - Approval of Comprehensive Annual Financial Report for the Fiscal Year Ended December 31, 2024.

Commissioner Richmond made the motion to approve as presented, seconded by Commissioner Mescher.

Roll Call - Ayes - Commissioners Richmond, Mescher, Wagner, Scarlati, McAdam
Nays - None

E. 2 - Approval of 3 Year Contract for Audit Services with Lauterbach & Amen, LLC

Commissioner Wagner made the motion to approve as presented, seconded by Commissioner Scarlati.

Roll Call - Ayes - Commissioners Wagner, Scarlati, Mescher, Richmond, McAdam
Nays - None

E. 3 - Approval of Emergency Purchase of HVAC Unit in CCC building for \$44,320.00

Commissioner Richmond made the motion to approve as presented, seconded by Commissioner Wagner.

Roll Call - Ayes - Commissioners Richmond, Wagner, Mescher, Scarlati, and McAdam

Nays - None

E. 4 - Approval of Studio GC Professional Services Agreement Amendment

Commissioner Scarlati made the motion to approve as presented, seconded by Commissioner Wagner.

Roll Call - Ayes - Commissioners Scarlati, Wagner, Mescher, Richmond, McAdam
Nays - None

E. 5 - Approval to authorize Executive Director to negotiate terms to enter a contract with Henry Bros. for Construction Management Services for the Lemont Park District Referendum Project, including renovations at The CORE and Centennial Community Center Building and for the Park Development of Derby Farms Park and the 127th Street Tennis Courts and to authorize the Executive Director to authorize Henry Bros. to commence work for an amount not to exceed \$20,000 until the contract is approved by the Board.

Marc Deneau of Henry Bros. addressed the Board, offering a detailed overview of the firm's experience with school and park district construction, including recent projects with the Alsip and Midlothian Park Districts. He emphasized the importance of strong communication, close coordination with the architect, and a focus on safety. Board members raised several questions regarding supervision, safety protocols, and contractor oversight. Henry Bros. assured that a superintendent will be assigned to oversee all four projects, supported by project engineers, and safety will be managed through weekly on-site meetings. All personnel will be required to complete background checks, particularly due to proximity to local schools.

President McAdam noted his confidence in the team's ability to deliver high-quality construction within budget and timeline. Executive Director Egofski shared that the District's existing relationships with the project team would support success, and Henry Bros. cited similar experience managing scope while staying on budget. The discussion concluded with shared enthusiasm for moving forward on the projects.

Commissioner Richmond made the motion to approve as presented, seconded by Commissioner Wagner.

Roll Call - Ayes - Commissioners Richmond, Wagner, Scarlati, Mescher, McAdam
Nays - None

E. 6 - Approval of Request for Consent to Assignment from W-T Group To WT Group AEC

Commissioner Wagner made the motion to approve as presented, seconded by Commissioner Mescher.

Roll Call - Ayes - Commissioners Wagner, Mescher, Richmond, Scarlati, McAdam
Nays - None

E. 7 - Approval of Surplus Ordinance #2025-5 authorizing the disposal of certain surplus personal property

Commissioner Wagner made the motion to approve as presented, seconded by Commissioner Richmond.

Roll Call - Ayes - Commissioners Wagner, Richmond, Scarlati, Mescher, and

McAdam

Nays - None

STAFF AND COMMITTEE REPORTS

Executive Director's Report

L. Egofske reported that Josephine is back in the office and budget planning timelines are being established. She expressed appreciation to staff for a successful kickoff to the summer season, including community events, ribbon cuttings, camps, and the opening of the outdoor pool. She shared updates on Athens Park, noting that fencing around the playground is in place and wetland germination and reseeding are underway. Contractors are responsible for maintaining landscaping for two months post-opening. A net installed under the bridge by EP Doyle on behalf of the Village was removed, possibly by a contractor's truck, and may require reinstallation.

Commissioner Scarlati inquired about the timeline for roadway widening, and President McAdam asked whether more discussion needs to happen to ensure timely completion. Executive Director Egofske confirmed that the testing of the asphalt work in the parking lot is taking place, and she will update the board with the results. President McAdam had some questions on the condition of the parking lot.

A ribbon cutting will be scheduled once all work is complete. Commissioner Richmond suggested a walkthrough at Athens Park on July 22 prior to the Committee of the Whole meeting. The group agreed to meet at Athens Park at 5:00 p.m.

Risk Management/Human Resources – No additional updates. Commissioner Richmond thanked C. Aguirre for her work on the Action Plan.

Intergovernmental – L. Egofske & C. Aguirre shared a request from the Fire District regarding Station 1 redevelopment to add a fireman-themed 40x60 playlot on 127th Street site, which could ultimately be transferred to the Park District. The Board was open to the idea but voiced concern about long-term maintenance costs and impact.

Marketing & Community Engagement – L. Raspanti distributed July 3rd parking passes and mentioned plans for July 3. The new nametags were showcased and new business cards will match. President McAdam and Commissioner Wagner praised the District's responsiveness to recent social media postings and overall community engagement.

Recreation, Facilities & Fitness – The Veterans tribute is scheduled for Thursday, June 26th, and thanked Commissioner Richmond and Wagner for their attendance.

Maintenance – K. Murray mentioned the south lot had been finished sealing and striping.

President McAdam questioned whether we have a policy about putting items on the trees/memorials; policy can be added setting parameters; Commissioner Mescher asked what do other districts do. C. Aguirre and L. Raspanti mentioned there can be ordinances put in place and guidelines can be set when the trees are ordered.

Finance – No additional updates.

Planning & Policy – Updates were shared to align the District’s Emergency Action Plan with School District language for “Shelter in Place.” The District is also reviewing policies required by IDPH for the fitness center, as well as considering standalone policies for heat-related events.

UNFINISHED BUSINESS – None to report

NEW BUSINESS – None to report

THE NEXT LEMONT PARK DISTRICT BOARD MEETING will be held on July 22, 2025, at the Lemont Park District Canal Center, 55 Stephen Street, Lemont. The meeting will begin at Athens Park for an assessment of progress at 5 PM.

ADJOURN TO CLOSED SESSION – No closed session was necessary.

FINAL ADJOURNMENT

Commissioner Scarlati made a motion to adjourn with a second by Commissioner Richmond. All ayes, motion carried.

The meeting adjourned at 7:29 PM



President



Secretary

