

**Minutes of a Special Session of the
Board of Commissioners of the Lemont Park District
Held on January 13, 2026, 6:00 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 Mescher, Commissioner Richmond, Commissioner Scarlati, and Commissioner Wagner. Staff in attendance included Executive Director Louise Egofske, Christine Aguirre, Greg Hooper, Kyle Murray, Lauren Raspanti, Josephine Wimunc and Shannon Kazmierczak as Recording Secretary.

PLEDGE OF ALLEGIANCE – President McAdam led us in the Pledge of Allegiance.

CHANGES TO AGENDA – None

RECOGNITION OF VISITORS - Also in attendance were representatives from RVI Planning and Landscape Architecture (formerly Hitchcock Design Group): Joseph Brusseau, Randall Brauer, Jim Gleason, and Rich Klarck. Also present were Pat Callahan and Craig Meadows representing Studio GC.

COMMUNICATIONS -

RVI/Hitchcock Presentation

Joe Brusseau layed out the overall site plan of Derby Farms Park featuring parking, fields, path, playground, and picnic building of the farm themed development, in keeping with the history of the site. The Board reviewed preliminary design and engineering concepts related to the proposed development, including building placement, site access, grading, utilities, and splash pad systems. Joe Brusseau confirmed the project footprint would be approximately 10 feet east and 12 feet south of the proposed Village bike path. Commissioner Scarlati noted that two entrances are anticipated, and that the traffic study supports no right-turn lane requirement, pending County engineer review.

Executive Director Louise Egofske explained that Village requirements currently include a fire barrier and alarm system, with further clarification underway regarding concessions. Discussion included orientation of the main play structure, possible refurbishment or reuse of the existing structure, and the importance of future connectivity to the bike path. Jim Gleason presented plans for grading, drainage, paths, utilities, and stormwater management, noting the inclusion of native plantings, asphalt and concrete path sections, and site grading to accommodate maintenance and food trucks.

Rich Klarck outlined the splash pad system, featuring an underground water tank with continuous treatment, recommended controls, and tablet sanitation. The Board discussed maintenance efficiencies and incorporating infrastructure elements early in the design. Randy Brouwer reviewed the site's electrical plan.

The Board also discussed overall project costs and affordability. President McAdam and Commissioner Scarlati emphasized the importance of reviewing bids before making reductions, using deductive alternates to preserve amenities where possible. Egofske noted that Village review will follow receipt of bids and technical analysis and that staff is approaching the development as a coordinated, district-wide initiative rather than individual projects.

Studio GC Presentation

Craig Meadows and Pat Callahan presented updated facility plans reflecting Board input, including revised renderings, furniture procurement, project phasing and scheduling, and ongoing collaboration with Henry Bros. Construction.

The Board discussed several design elements. Commissioner Richmond asked about the bollards at the outdoor pool sidewalk, and Meadows confirmed they would come down to allow access for garbage and utility vehicles. Richmond also addressed the pool entry design, recommending it remain open without a box enclosure and instead use fencing. Callahan shared the goal of elevating Centennial to be more comparable to the CORE facility.

Commissioner Wagner requested the addition of an administrative door in the new CORE conference room to allow internal access without entering public spaces. Seating plans were reviewed, with confirmation that a seating area will be located around the corner to the right of the front desk. Richmond also emphasized that the sidewalk should match and continue fully around the building. Callahan stated he is very confident in the current cost estimates.

Discussion then turned to project phasing. Commissioner Richmond asked how Phase 1 would affect pool operations, and Meadows indicated there would be minimal impact on bathers. When asked about Phase 3 pool improvements, Meadows explained plans include lengthening windows to improve viewing. Commissioner Scarlati asked about timing for work along 127th Street, and Meadows noted construction would occur simultaneously, with the new tennis courts completed across 127th Street first and the existing site will be modified for pickleball use.

President McAdam inquired whether there would be cost savings by completing all work at once. Callahan responded that there would be none, as one project involves refurbishment while the other is new construction.

The Board also discussed the new 127th Street Tennis Court improvements. Commissioner Scarlati asked about screening and windscreens, and Meadows confirmed they are included.

BOARD BUSINESS

President's Comments: President McAdam commented on how exciting the upcoming construction will be for the community. Commissioner Mescher expressed her gratitude for all the extra work that is being done on behalf of staff in addition to their regular tasks.

ACTION ITEMS

- D. 1 Approval of Ordinance #2026-1 providing for the issue of not to exceed \$755,000 General Obligation Limited Tax Park Bonds for the payment of land for parks, for the building, maintaining, improving and protecting of the same and the existing land and facilities of the District and for the payment of the expenses incident thereto, providing for the levy of a direct annual tax to pay the principal and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.**

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

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

- D. 2 Approval of Ordinance #2026-2 providing for the issue of not to exceed \$9,000,000 General Obligation Park Bonds for the purpose of improving, equipping and maintaining (i) the Centennial Community Center, including replacing mechanical systems, increasing accessibility with Americans with Disabilities Act compliance**

measures and expanding multipurpose rooms; (ii) the CORE Fitness & Aquatic Complex, including updating and reconfiguring fitness spaces; (iii) the Derby Farm Park, including constructing a walking path, multi-sport fields, playground, restrooms and splash pad and (iv) the Centennial Campus, including constructing and renovating tennis and pickleball courts, providing for the levy of a direct annual tax sufficient to pay the principal and interest on said bonds and authorizing the sale of said bonds to the purchaser thereof.

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

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

D. 3 Approval from the Board of Commissioners to authorize the Executive Director to solicit bids for the improvements, renovations, and construction approved during the 2024 Referendum including Centennial Community Center, CORE Building, Derby Farms Park, and 127th Street Tennis Courts.

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

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

THE NEXT LEMONT PARK DISTRICT REGULAR BOARD MEETING WILL BE HELD ON FEBRUARY 24, 2026, AT 6 PM AT THE LEMONT PARK DISTRICT CANAL CENTER, 55 STEPHEN STREET, LEMONT.

FINAL ADJOURNMENT

Commissioner Mescher made a motion to adjourn with a second by Commissioner Wagner. All ayes, motion carried.

The meeting adjourned at 7:49 PM



President



Secretary

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