SPECIAL BOARD MEETING MINUTES
TUESDAY, OCTOBER 28, 2025
FRANKFORT, IL – FOUNDERS COMMUNITY CENTER
6:30 p.m.

I. Call Committee to Order – President McCarey called the meeting to order at 6:30 p.m.
Attendance: Commissioners McCarey, Ponton, Ruvoli, Gentry; Executive Director, Gina Hassett; and Mary Strand, Recording Secretary.
Absent: Commissioner Barz
Guest: None

II. Pledge of Allegiance

III. Public Comment –None

IV. Motion to approve the Settlement with the Five Oaks HOA – President McCarey asked for a motion. A copy of the agreement was in the Board's packets and the terms of the Agreement were previously approved by the Board. The agreement is contingent on the HOA passing the changes to the HOA declaration. Discussion was held on how to educate the HOA residents on what their vote would mean. If a resident does not vote at all it is considered a 'No Vote'. If the changes are voted down, the Agreement is void and the District will have to go back to the courts. Gina will work on a mailing to the HOA residents and a copy will be sent to the commissioners before it is mailed. Discussion was held.

Commissioner Gentry made a motion to approve September 23, 2025 Minutes as presented. Commissioner Ponton seconded the motion. A roll call vote was taken.

Aye: (4) Gentry, Ponton, Ruvoli, McCarey
Nay: (0)
Abstain: (0)
Absent: (1) Barz

Motion approved

V. Facility & Property Update

A. Crystal Brook Park – A memo giving background on the subdivision and park development was in the Board's packets. Since the developer is anxious to get Phase 2 underway, he seems amenable to renegotiating the 2018 agreement. The concerns are the large size of the park, two ponds, maintenance of the paths, access to it and completion of the park. Several suggestions and recommendations were included in the memo and were shared with the Village. The consensus of the Board was to move ahead with the recommendations.

B. Indoor Recreation Center – Staff has been informed that the Frankfort Fire District will be going to referendum November 2026 to raise taxes. It will be hard for the Park District to pass one at the same time. Discussion was held. A memo outlining the tax implications to homeowners was discussed. The architects were asked to modify the program for a new building that would fall in line with the tax impact of less than $200 annual increase. The goal would be for a recreation center for $25 million. A proposal would be based on what square footage can be obtained for the amount of $29 million. If the project is to move forward, work for a November referendum would have to begin immediately. The consensus was to move ahead with a referendum. The sale of the Founders Center would need to be done soon. Options of where to build was discussed along with the Roma Sports Club if it were available. Discussion was held.

C. Fort Frankfort Update – New railings arrived on Friday. Difficulty is many of the parts are not labeled as to where they go. The park is 70% finished with 90% of the playground in. Staff will know more next week. The concern is to have it finished by the deadline for the grant.

D. Five Oaks Park Parcel -

E. DCEO Funding – Gina had the draft renderings of Jackson Park.

F. Cell Tower Discussion - None

G. Ponds – Gina is working on a letter to see if the homeowners that abut the ponds would agree to take the ponds.

H. Sara Springs Park Property – Ed is looking for some options and to take part of the building down.

I. Com Ed Project – It is moving along. The towers are being staged by Laraway and 80th Ave. Completion is scheduled for Spring 2026.

J. Election Timeline – With the Fire Department going to referendum November 2026, it wouldn't be advisable for FPD to also put a referendum on the ballot. If FPD wanted to put it on the Primary Ballot in March 17, 2026, filing would need to be done in December 2025. Gina will call Paul tomorrow. Discussion was held.

VI. Recreation –

VII. Miscellaneous –

- IAPD Delegate – This will be on November Board Meeting Agenda. The president will be a delegate and a commissioner who will be at the conference.
- IMRF Election- This is a November Board Meeting Agenda item. Gina has recommended the incumbent.

- Frankfort Area Historical Society Discussion – Commissioner Barz has requested the Board consider working with the Frankfort Area Historical Society (FAHS) to manage the museum. This is similar to the Frankfort Children's Museum that was considered previously by the Board. To levy the tax a referendum would need to be passed by 51% of the votes. A resolution must be passed to get it on the ballot. Currently revenue and donations are minimal and mostly it is run by volunteers. Discussion was held. The consensus was that it is not financially feasible at this time. All the commissioners would support it if it was within the financial realm.
- Disposal of Equipment – Ed put a list of equipment together that he wants to sell or recycle. It would need Board approval and it will be on the November Agenda. Discussion was held. Gina has a proposal for a new truck from Sourcewell. The goal is to approve the sale of stuff and get rid of a lot of items over the winter.
- Capital Project – A list of projects was included in the packets. The roof by the elevator needs to be replaced. It is the next urgent item. It has been funded in the budget. The EAV charging stations are already in. They are with Fort Frankfort. The plan is to put additional units in the future. They are not operational yet.
- Frankfort Art Association – The plan is to exhibit art potentially in the park during an event. The association wants to become more visible. They have a space in a former business but would like to partner with FPD somehow. The founders center has limited options. Discussion was held.

VIII. Executive Session – None

IX. Adjournment – With nothing further to discuss, President McCarey asked for a motion to adjourn the Special Board Meeting at 8:06 p.m.

Commissioner Gentry so moved, and Commissioner Ponton seconded the motion. Hearing no objections, all present voted Aye. Motion passed by a voice vote at 8:08 pm.

Respectfully submitted,

Mary T. Strand

Board Minutes Secretary