

Lombard Park District  
Board of Park Commissioners  
Regular Board Meeting  
Sunset Knoll Recreation Center  
Tuesday, October 28, 2025 – 6:00 p.m.

The meeting was called to order by President Ludwig at 6:00 p.m.

Upon roll call being taken, the following commissioners were present:

Commissioners:           Greg Ludwig, President  
                                  Steve Zook, Vice President  
                                  Alex Ferguson, Commissioner  
                                  Margie Fugiel, Commissioner  
                                  Mike Kuderna, Commissioner  
                                  Steven Wolsztyniak, Commissioner

Staff:                       Joseph S. McCann, Executive Director  
                                  Jessica Ramirez, Director of Finance & Personnel  
                                  Angus Shields, Director of Recreation  
                                  Kevin Ingram, Superintendent of Golf Operations  
                                  Dave Lemar, Superintendent of Parks  
                                  Leah Touzios, Recording Secretary

Guests:                    Anthony Miceli, Speer Financial  
                                  Kyle Harding, Chapman and Cutler  
                                  Jerry Barton, NEDSRA  
                                  Nicole Kondraschow, Employee  
                                  Allie Corcoran, Employee

Absent:                     Jim Scalzo, Commissioner

The meeting began with the Pledge of Allegiance.

President Ludwig requested approval of the October 28, 2025 Agenda.

**Vice President Zook made a motion to approve the October 28, 2025 Regular Board Meeting Agenda. Commissioner Ferguson seconded the motion. On a call for the vote, six ayes (Ferguson, Fugiel, Kuderna, Ludwig, Wolsztyniak, Zook). Motion carried.**

President Ludwig requested approval of the minutes of the Regular Board Meeting of September 23, 2025.

**Commissioner Fugiel made a motion to approve the minutes of the Regular Board Meeting of September 23, 2025. Commissioner Wolsztyniak seconded the motion. On a call for the vote, six ayes (Ferguson, Fugiel, Kuderna, Ludwig, Wolsztyniak, Zook). Motion carried.**

## Correspondence

The District received a thank you letter from a neighboring Four Seasons resident.

The District received a thank you letter, thanking the District for the opportunity to host the Ray Schellenberger Golf Outing.

The District received a thank you letter from the Village of Lombard and Versiti Blood Centers, for hosting a blood drive at Lombard Community Building.

The District received a thank you letter from the Outreach House for the District's donation to the food pantry.

## Citizens Wishing to Address the Board

None.

## Presentations

Anthony Miceli with Speer Financial briefly explained the sale of Taxable General Obligation Bonds. Kyle Harding with Chapman and Cutler was also present to answer any questions.

Director Ramirez was looking for a motion for the approval of Bond Sale Ordinance #25-544.

**Commissioner Fugiel made a motion approve Ordinance #25-544 for the sale of \$1,049,285 General Obligation Limited Tax Park Bonds of the Park District, Series 2025, for the payment of land condemned or purchased for parks, for the building, maintaining, improving and protecting of the same and the existing land and facilities of the District, to provide the revenue source for the payment of certain outstanding alternate bonds of the District, 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 at an interest rate of 2.99%, as presented. Commissioner Wolsztyniak seconded the motion. On a roll call, six ayes (Ferguson, Fugiel, Kuderna, Ludwig, Wolsztyniak, Zook). Motion carried.**

Jerry Barton of NEDSRA, presented to the Park Board, NEDSRA's operations and core values, discussed collaboration with the Lombard Park District, and thanked the District for all cooperations and efforts that help their agency.

Superintendent Kondraschow and Allie Corcoran reviewed the Marketing Plan with 2026 goals: research peer websites for potential 2027 redesign, launch a capital project page on the District's website, develop a digital scorecard at Lombard Golf Course, and enhance park visitor experience with a live feed of Lilacia Park during Lilac Time.

## Consent Agenda

None.

## **Financial Reports**

Commissioners reviewed the September 2025 Payroll and Bills/Check Register and the September 2025 Revenue and Expense Reports.

**Commissioner Fugiel moved to approve payment of the September 2025 accounts payable and payroll in the amount of \$979,722.65, as shown in the board report. Commissioner Ferguson seconded the motion. On a roll call, six ayes (Ferguson, Fugiel, Kuderna, Ludwig, Wolsztyniak, Zook). Motion carried.**

## **Staff Reports**

Commissioners briefly reviewed the Director of Finance's Monthly Report. Director Ramirez reported on the 3<sup>rd</sup> Quarter Report, which Director Ramirez took time to highlight the different sections, including a breakdown by funds; all revenue & expenses, interest, utilities, and capital projects. The 3<sup>rd</sup> Quarter 2025 Goals & Objectives Update, and the 3<sup>rd</sup> Quarter Balance Sheet were reviewed.

Commissioners briefly reviewed the Superintendent of Parks' Monthly Report. Superintendent Lemar explained the tulip and daffodil installation process in Lilacia Park.

Commissioners briefly reviewed the Director of Recreation's Monthly Report. Director Shields reported Fall Fest was a huge success. Participants donated enough food to fill a pallet for the Outreach House. Director Shields reported on the Summer Recreation Review.

Commissioners briefly reviewed the Superintendent of Golf's Monthly Report. Superintendent Ingram is waiting to aerate the greens once the course is closed.

Commissioners briefly reviewed the Executive Director's Monthly Report. Executive Director McCann thanked the Park Board that attended the chili cook-off. Executive Director McCann reminded the Board of the Veteran's Day Ceremony on November 11 and the NEDSRA Rise Awards on November 14. Budget books will be distributed during the week of Halloween. Executive Director McCann announced the bid opening for the Lombard Common and Old Grove playground renovations will take place November 6 at the Sunset Knoll Recreation Center. Lastly, Executive Director McCann discussed a possible collaboration with the Historical Society to celebrate the 250 anniversary.

## **Unfinished Business**

None.

## **New Business**

Director Ramirez briefly explained the process for the Truth in Taxation and recommends Resolution #2025-6.

**Commissioner Kuderna moved to approve the Truth in Taxation Resolution #2025-6, as presented. Vice President Zook seconded the motion. On a roll call, six ayes (Ferguson, Fugiel, Kuderna, Ludwig, Wolsztyniak, Zook). Motion carried.**

As part of the IAPD Credential Certification, the District submits Park Board members to represent the District and attend their annual meeting at conference.

**President Ludwig moved to appoint President Ludwig as delegate, Vice President Zook as first alternate and Commissioner Ferguson as second alternate to attend the 2026 IAPD Annual Meeting. Commissioner Wolsztyniak seconded the motion. On a roll call, six ayes (Ferguson, Fugiel, Kuderna, Ludwig, Wolsztyniak, Zook). Motion carried.**

Commissioners reviewed the presented new HMO health insurance plan. The HMO Blue Advantage plan presents a lower-cost alternative compared to HMO Illinois.

**Commissioner Wolsztyniak moved to approve the HMO Blue Advantage plan as the designated HMO medical insurance option for employee coverage in 2026, replacing the previously recommended HMO Illinois plan, as presented. Commissioner Ferguson seconded the motion. On a roll call, six ayes (Ferguson, Fugiel, Kuderna, Ludwig, Wolsztyniak, Zook). Motion carried.**

Commissioners reviewed several submitted bids for the Sunset Knoll Tot Wing Flooring Project.

**Commissioner Ferguson moved to approve the apparent lowest bidder, Scharm Flooring of Des Plaines, Illinois for the Sunset Knoll Tot Wing Flooring project in the amount of \$31,096, as presented. Commissioner Wolsztyniak seconded the motion. On a roll call, six ayes (Ferguson, Fugiel, Kuderna, Ludwig, Wolsztyniak, Zook). Motion carried.**

#### **Commissioner Comments**

Commissioner Kuderna announced Friday Night Lights was a great event and Andrew Derwent did a great job.

President Ludwig told staff great job on the Marketing Plan.

President Ludwig discussed the timeline for Executive Director McCann's annual evaluation.

**There being no further business, at 7:23 p.m., Vice President Zook made a motion to adjourn the Regular Board Meeting of October 28, 2025. Commissioner Fugiel seconded the motion. On a call for the vote, six ayes (Ferguson, Fugiel, Kuderna, Ludwig, Wolsztyniak, Zook). Motion carried.**

Respectfully Submitted,



Joseph S. McCann  
Secretary

JSM/lmt