



1996 S. Kirk Rd. Suite 320  
Geneva, IL 60134

## Forest Preserve District Executive Committee Meeting Minutes

President Bill Lenert, Michelle Gumz, Jon Gripe, Mo Iqbal, Leslie Juby, Anita Lewis, Bill Roth,  
Cherryl Strathmann, Rick Williams

**Thursday, April 3, 2025**

**8:30 AM**

**3rd Floor Board Room**

### **I. Call To Order**

The Forest Preserve District Executive Committee meeting was held Thursday, April 3, 2025. President Lenert called the meeting to order at 8:32 AM at the Administration Offices located at 1996 S. Kirk Road, Suite 320, Geneva, IL 60134.

**Remote Attendance Approval - None.**

**PRESENT** President Forest Preserve District Bill Lenert  
Commissioner Jon Gripe  
Commissioner Mo Iqbal  
Commissioner Leslie Juby  
Commissioner Anita Lewis  
Commissioner Bill Roth  
Commissioner Rick Williams

**ABSENT:** Commissioner Cherryl Strathmann  
Commissioner Michelle Gumz

**Also Present:** Commissioners; Allan (Remote), Kious (Remote), Molina (Remote), Penesis (Remote); Exec. Dir. Haberthur; Dir. of Planning & Land Protection Rooks-Lopez; Dir. of Finance Petschke & staff Carrano, Wolff; Dir. of Comm. Engagement Metanchuk; HR Dir. Clough; NRM Dir. Chess; Dir. of Ops. Jensen; Chief of Police Burger; Exec. Assist. Figliozzi & staff Rafferty; Attorney Hodge and members of the public.

### **II. Approval of Minutes of March 6, 2025**

**RESULT: APPROVED BY UNANIMOUS CONSENT**

**MOVER:** Rick Williams

**AYE:** Jon Gripe, Mo Iqbal, Leslie Juby, Anita Lewis, Bill Roth, Rick Williams

**ABSENT:** Michelle Gumz, Cherryl Strathmann

### **III. Public Comment (Each Speaker is limited to three minutes)**

*None.*

### **IV. Presentation and Approval of Bills and Commissioners' Per Diem from March 2025**

**DISCUSSION:** Commissioner Juby asked about the Commissioner expenses for the 2025 IPRA/IAPD Annual Conference. Exec. Dir. Haberthur explained that the different amounts submitted reflected the individual travel expenses, hotel, and food. Commissioner Gripe commented that it was a very informative conference with a lot of resources for the Commissioners and the Organization as a whole. He recommended all the Commissioners to attend the three-day conference.

**RESULT: MOVED FORWARD BY ROLL CALL VOTE**

**TO:** Forest Preserve District Commission

**MOVER:** Jon Gripe

**SECONDER:** Anita Lewis

**AYE:** Jon Gripe, Mo Iqbal, Leslie Juby, Anita Lewis, Bill Roth, Rick Williams  
**ABSENT:** Michelle Gumz, Cherryl Strathmann

**V. Finance and Administration**

**TMP-25-398** Resolution Authorizing the Forest Preserve District of Kane County, IL to Apply for and Enter Into Grant Agreements

*Dir. of Planning & Land Protection Rooks-Lopez presented the resolution to apply for grants. The District has a long history of successfully leveraging capital funds as match for large state and federal grant programs. This practice has allowed us to install more miles of trail, create more acres of habitat, and build more interactive nature exhibits than we could have managed without the assistance of these programs. However, Requests for Proposals (RFP) are often only posted for short time durations and deadlines for applications often require quick turnaround for full project consideration. Additionally, most applications are not considered complete without a board resolution from the applying organization. These short postings and quick turnarounds often do not sync with the District's commission cycle. This results in either missed opportunities or the need for retroactive ratification by the board after a grant's deadline has passed. In order to ensure future grant deadlines are not missed, and to minimize the amount of ratification asked of the board, continue authorization is being sought for senior District staff to apply for any grant (private, state, federal or other) that will help offset the cost of any upcoming capital project. These projects are enumerated in the 2025/26 fiscal year budget (available upon Commission approval at [www.kaneforest.com](http://www.kaneforest.com) ). Large grant applications (i.e. OSLAD, LWCF etc.) will still be presented to the board; however, this broader annual authorization and associated resolution will obviate the need for individual resolution requests and convert these presentations to simple communications.*

*Williams, Roth*

**DISCUSSION:** *President Lenert noted that the purpose of this resolution is to allow staff to expedite applications for upcoming grants. Commissioner Lewis noted that Representative Matt Hanson, is an advocator of the Forest Preserve District and would like to promote any upcoming grant projects that are on the schedule. Dir. Rooks-Lopez commented that some grant applications require a specific resolution tied to the project, such as an Open Space Land and Development (OSLAD) grants, however this resolution would expedite other applications.*

**RESULT:** **MOVED FORWARD BY ROLL CALL VOTE**

**TO:** Forest Preserve District Commission

**MOVER:** Rick Williams

**SECONDER:** Bill Roth

**AYE:** Jon Gripe, Mo Iqbal, Leslie Juby, Anita Lewis, Bill Roth, Rick Williams

**ABSENT:** Michelle Gumz, Cherryl Strathmann

**VI. Planning & Utilization**

**TMP-25-396** Resolution Approving a Bid to Replace an Irrigation Well at Settler's Hill Golf Course

*President Lenert presented the bid for the irrigation well. The District owns two golf courses, Settler's Hill in Geneva and Hughes Creek in Elburn. Currently the courses are co-managed by the District with Landscapes Golf Management (LGM). In July 2024, the former golf course management company hired a well service company to inspect the main well and pump that provide water for the Settler's Hill irrigation system. The inspection revealed that this well is only producing 25 gallons per minute (gpm) while it is designed to produce at a rate 100 gpm. The current water production rate is insufficient to fill irrigation ponds during annual drought conditions. Additionally, both the dated pump and well-shaft need to be replaced having been found to be in either current or imminent failure. The District was not able to reach a deal with the former lessee on this needed repair. This lack of investment into capital improvement as well as other performance issues led to non-renewal of any option years on that lease and the*

change in the District's golf course management. To date, the well and pump still require replacement, preferably before the 2025 annual drought, to ensure sufficient water to properly recondition the damaged turf this season. The District conducted a formal bid process for the well replacement. Bids were publicly advertised, with two (2) bidders responding. Prairie State Water Systems, Inc. was the lowest, qualified bidder with a base bid of \$36,323.40. Additionally, \$5,000.00 shall be set aside as contingency to cover any unanticipated costs that may arise during the construction for a total contract amount not to exceed \$41,323.40.

**DISCUSSION:** *Commissioner Williams asked if the District pursued any reimbursement for the expense. President Lenert responded that the District could essentially take the issue to court, however the cost of the repair would not be worth the cost of litigation. Exec. Dir. Habberthur echoed President Lenert, noting that litigation was discussed, ultimately recognizing that the cost was not worth the litigation. Commissioner Juby stated her concern, she felt a formal letter sent to the previous management company would at the least, establish public record that the District recognized the default by GolfVisions. Exec. Dir. Habberthur responded that the District sent a letter regarding the issue, however a demand letter for recovery could be drafted and sent. President Lenert gained consensus to send a demand letter for recovery to Golf Visions. Commissioner Gripe commented on the bid, noting that the well repair was reasonably priced.*

**RESULT:                    MOVED FORWARD BY ROLL CALL VOTE**

**TO:**                         Forest Preserve District Commission

**MOVER:**                    Bill Roth

**SECONDER:**                Jon Gripe

**AYE:**                        Jon Gripe, Mo Iqbal, Leslie Juby, Anita Lewis, Bill Roth, Rick Williams

**ABSENT:**                    Michelle Gumz, Cherry Strathmann

**TMP-25-389**     Resolution Approving an RFP Design-Build Bid for the Design and Installation of a Fire Suppression System for the Fabyan Windmill

*President Lenert presented the design-build bid for the Fabyan Windmill project. The Fabyan Windmill was originally constructed between 1850-1860 on a site in what is now Lombard, Illinois. In 1914, it was purchased and moved to its current location by George Fabyan, and later purchased by the District in 1939. In 2003, the District initiated a large-scale restoration project of the Windmill, which was completed the following year and is now operated by District volunteers and open to the public for tours and demonstrations. In 2023, The District was awarded an Illinois Department of Commerce and Economic Opportunity grant (DCEO grant) for improvements to the Windmill and the immediate surrounding area, which includes the addition of a fire suppression system. With consideration given to the historical significance of the Windmill and the investments previously made by the District, the addition of such system not only allows better structural protection against fire loss, it also provides additional life safety measures in the event the Windmill is occupied at the time of an incident. Due to the unique nature of construction, historical status, and environmental and mechanical challenges, a Design-Build RFP was used to solicit vendors for the fire suppression system. Fox Valley Fire and Safety Company of Elgin, Illinois was selected as the best-fit design proposal following the staff review and interview process. Their proposal includes the use of a proprietary suppression system known as Cease Fire®, a system that utilizes non-toxic, non-corrosive, and non-conductive dry chemical agents in place of traditional water. Traditional fire suppressions systems would require the addition of HVAC mechanicals, water pipe installation, and other modifications to the structure. The District publicly advertised the bid to 6 vendors and received two responses. Fox Valley Fire and Safety Company (Elgin, IL) was the lowest qualified bidder with a base bid in the amount of \$122,574. District staff recommend an additional 25% contingency in the amount of \$30,644 in the likely event of unanticipated expenses due to the uniqueness of this project.*

**DISCUSSION:** *None.*

**RESULT:                    MOVED FORWARD BY ROLL CALL VOTE**

**TO:** Forest Preserve District Commission  
**MOVER:** Bill Roth  
**SECONDER:** Anita Lewis  
**AYE:** Jon Gripe, Mo Iqbal, Leslie Juby, Anita Lewis, Bill Roth, Rick Williams  
**ABSENT:** Michelle Gumz, Cherryl Strathmann

**VII. Executive**

*There was a change in the agenda order, TMP-25-408 was moved after the closed session portion of the agenda.*

**TMP-25-287** Resolution Approving the Commissioner's Expenses Attending the 2025 IPRA/IAPD Annual Conference in Chicago, IL

*President Lenert presented the conference expenses for the 2025 IPRA/IAPD annual conference.*

**DISCUSSION:** None.

**RESULT: MOVED FORWARD BY ROLL CALL VOTE**

**TO:** Forest Preserve District Commission  
**MOVER:** Rick Williams  
**SECONDER:** Anita Lewis  
**AYE:** Jon Gripe, Mo Iqbal, Leslie Juby, Anita Lewis, Bill Roth, Rick Williams  
**ABSENT:** Michelle Gumz, Cherryl Strathmann

**VIII. Closed Session to Discuss Land Acquisition, License Agreements, Potential Litigation and Personnel**

The Committee moved into Executive Closed Session to discuss license agreements at 8:49 AM.

**RESULT: APPROVED BY ROLL CALL VOTE**

**MOVER:** Rick Williams  
**SECONDER:** Bill Roth  
**AYE:** Jon Gripe, Mo Iqbal, Leslie Juby, Anita Lewis, Bill Roth, Rick Williams  
**ABSENT:** Michelle Gumz, Cherryl Strathmann

The Committee returned to Open Session at 9:05AM on a motion by Roth, second by Lewis Roll Call vote was taken, unanimous vote.

**TMP-25-408** Resolution Authorizing the Forest Preserve District of Kane County, IL to Enter into a Two-year (2) Lease Agreement with The Conservation Foundation of Naperville, IL

*President Lenert presented the resolution to approve the two-year lease agreement with The Conservation Foundation. The mission of The Conservation Foundation (TCF) of Naperville, IL is to improve the health of our communities by preserving and restoring natural areas and open spaces. This mission is in alignment with the mission of the Forest Preserve District, and TCF has recently acquired 120 +/- acres of land adjacent to the Schweitzer Woods Forest Preserve. TCF has more limited land management capability of the identified parcels than the District, and the District acknowledges the long-standing partnership between these two entities extending over 25 years and including six (6) successful referenda. Staff recommends a lease agreement with The Conservation Foundation for management and maintenance of the 120 +/- acres adjacent to the Schweitzer Woods Forest Preserve.*

**DISCUSSION:** None.

**RESULT: MOVED FORWARD BY ROLL CALL VOTE**

**TO:** Forest Preserve District Commission  
**MOVER:** Rick Williams  
**SECONDER:** Mo Iqbal  
**AYE:** Jon Gripe, Mo Iqbal, Leslie Juby, Anita Lewis, Bill Roth, Rick Williams

**ABSENT:** Michelle Gumz, Cherryl Strathmann

**IX. Communications**

*Dir. of Community Engagement Metanchuk promoted the Centennial Celebration sponsorship opportunities, noting that REV Entertainment, the new owners of the Kane County Cougars, and former owner, Dr. Frohlich donated to the sponsorship. The Centennial Celebration will be held on June 8, 2025. The Earth Day planting event will be held on April 26, 2025 at 10AM located at Tomo Chi Chi Knolls Forest Preserve. Dir. Metanchuk promoted the Annual Native Plant Sale, that will be held in person on Saturday, May 3<sup>rd</sup>, 2025 from 8AM to 12noon. Lastly, the District's Foundation Golf Outing will be held on Thursday, September 11, 2025.*

**X. President's Comments**

*President Lenert mentioned that conversations were had regarding a potential change in the posting of Agenda packet notices. Rather than an email, this would be an outlook calendar invite with the same meeting posting notice information. Commission Juby commented that she has had success with the current meeting notice posting, and felt it would be best to keep it as is. President Lenert noted that a test run could be made next month, and get feedback from the Commissioners.*

**XI. Financial Reports**

*Reports A-C were placed on file.*

- A. Bond Investment Analysis Report through February 2025
- B. Cash & Investment Report through February 2025
- C. Income Statement through February 2025

**RESULT:** PLACED ON FILE BY UNANIMOUS CONSENT

**MOVER:** Mo Iqbal

**AYE:** Jon Gripe, Mo Iqbal, Leslie Juby, Anita Lewis, Bill Roth, Rick Williams

**ABSENT:** Michelle Gumz, Cherryl Strathmann

*Commissioner Williams commented that he received a phone call from a patron regarding the condition of one of the barns at LeRoy Oakes Forest Preserve. Exec. Dir. Haberthur provided a brief history on the barn and the current plans for stabilization. He noted that the District applied for a grant through Kane County to restore the barn, specifically a preservation grant, however the District was not approved for this project, therefore allocations were made in the budget to focus on stabilization. Commissioner Williams stated that staff should focus on the roof of the barn. Exec. Dir. Haberthur responded that staff has been assessing options. Dir. of Operations Jensen, commented that staff is working on an immediate plan to protect the roof until funds are available to do a stabilization project.*

**XII. Adjournment**

*The meeting adjourned at 9:13AM.*

**RESULT:** APPROVED BY VOICE CALL VOTE

**MOVER:** Bill Roth

**SECONDER:** Rick Williams

**AYE:** Jon Gripe, Mo Iqbal, Leslie Juby, Anita Lewis, Bill Roth, Rick Williams

**ABSENT:** Michelle Gumz, Cherryl Strathmann

Bill Lenert, President  
Forest Preserve District Executive Committee  
Forest Preserve District of Kane County

Respectfully Submitted,

*Gabriella Figliozzi*

Gabriella Figliozzi  
Recording Secretary