



Government Center
719 S. Batavia Ave., Bldg. A
Geneva, IL 60134

Forest Preserve District Commission Meeting Minutes

Tuesday, April 8, 2025

8:30 AM

County Board Room

I. Call to Order

The Forest Preserve District Full Commission meeting was held Tuesday, April 8, 2025 at the Kane County Government Center located at 719 S. Batavia Ave., Geneva, IL 60134. President Lenert called the meeting to order at 8:30 AM.

II. Roll Call

Remote Attendance Approval

Commissioners Berman, Daugherty

PRESENT

President Forest Preserve District Bill Lenert
Secretary Forest Preserve District Mo Iqbal (In person at 8:36AM)
Commissioner Deborah Allan (In person at 8:35AM)
Commissioner Alex Arroyo (In person at 8:41AM)
Commissioner Mavis Bates
Commissioner Sonia Garcia
Commissioner Jon Gripe
Commissioner Michelle Gumz
Commissioner Leslie Juby
Commissioner Chris Kious
Commissioner Anita Lewis
Commissioner Michael Linder
Commissioner Myrna Molina
Commissioner Ted Penesis
Commissioner Bill Roth (In person at 8:32AM)
Commissioner Jarett Sanchez (In person at 8:33AM)
Commissioner Cherryl Strathmann
Commissioner Clifford Surges (In person at 9:04AM)
Commissioner Bill Tarver
Commissioner Vern Tepe
Commissioner Rick Williams
Commissioner David Young
REMOTE: Commissioner Dale Berman
Commissioner Gary Daugherty

ABSENT:

None.

Also Present: Exec. Dir. Haberthur, Dir. of Finance Petschke; Dir. of Planning and Land Protection Rooks-Lopez; HR Dir. Clough; NRM Dir. Chess; Ops. Dir. Jensen; Dir. of Comm. Engagement Metanchuk & Staff Kovach; Chief of Police Burger; Attorney Hodge; Exec. Assist. Figliozzi, KCIT staff Peters and members of the public.

III. Pledge of Allegiance

President Lenert asked Commissioner Young to lead the pledge.

IV. Public Comment (Each Speaker is limited to 3 minutes)

None.

V. Presentation and Approval of the Minutes of March 11, 2025

RESULT: APPROVED BY UNANIMOUS CONSENT

MOVER: Michelle Gumz

AYE: Mavis Bates, Dale Berman, Gary Daugherty, Sonia Garcia, Jon Gripe, Michelle Gumz, Leslie Juby, Chris Kious, Bill Lenert, Anita Lewis, Michael Linder, Myrna Molina, Ted Penesis, Bill Roth, Jarett Sanchez, Cheryl Strathmann, Bill Tarver, Vern Tepe, Rick Williams, David Young

ABSENT: Deborah Allan, Alex Arroyo, Mo Iqbal, Clifford Surges

VI. Presentation and Approval of the Bills and Commissioners' Per Diem from March 2025

RESULT: ADOPTED BY ROLL CALL VOTE

MOVER: Rick Williams

SECONDER: Mike Linder

AYE: Mavis Bates, Dale Berman, Gary Daugherty, Sonia Garcia, Jon Gripe, Michelle Gumz, Leslie Juby, Chris Kious, Bill Lenert, Anita Lewis, Michael Linder, Myrna Molina, Ted Penesis, Bill Roth, Jarett Sanchez, Cheryl Strathmann, Bill Tarver, Vern Tepe, Rick Williams, David Young

ABSENT: Deborah Allan, Alex Arroyo, Mo Iqbal, Clifford Surges

VII. Presentations

None. (Commissioner Allan arrived in person at 8:35AM)

VIII. Finance and Administration

FP-R-25-04-3150 Resolution Authorizing the Forest Preserve District of Kane County, IL to Apply for and Enter Into Grant Agreements

President Lenert presented the resolution to authorize the District to enter into grant agreements. (Commissioner Iqbal arrived in person at 8:36AM)

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).

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.

DISCUSSION: *None.*

RESULT: **ADOPTED BY ROLL CALL VOTE**
MOVER: Deborah Allan
SECONDER: Leslie Juby
AYE: Deborah Allan, Mavis Bates, Dale Berman, Gary Daugherty, Sonia Garcia, Jon Gripe, Michelle Gumz, Mo Iqbal, Leslie Juby, Chris Kious, Bill Lenert, Anita Lewis, Michael Linder, Myrna Molina, Ted Penesis, Bill Roth, Jarett Sanchez, Cheryl Strathmann, , Bill Tarver, Vern Tepe, Rick Williams, David Young
ABSENT: Alex Arroyo, Clifford Surges

IX. Planning and Utilization

FP-R-25-04-3151 Resolution Approving a Bid to Replace an Irrigation Well at Settler's Hill Golf Course

Dir. of Planning and Land Protection Rooks-Lopez presented the bid for the replacement of 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 District 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 100gpm. 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 District 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. *(Commissioner Arroyo arrived in person at 8:41AM)*

DISCUSSION: *Commissioner Juby notated a typo in the resolution in the 4th WHEREAS, the total amount should read \$5,000.00 not \$5,00.00.*

WHEREAS, the qualified lowest bid for the project was received from Prairie State Water Systems, Inc. totaling \$36,323.40. Additionally, the District is budgeting a contingency of **\$5,000.00** for unanticipated costs that may arise during construction for a total project amount of \$41,323.40.

Commissioner Juby moved to amend the resolution to include the corrected typo, second by Commissioner Roth.

RESULT: **ADOPTED BY ROLL CALL VOTE**
MOVER: Leslie Juby
SECONDER: Bill Roth
AYE: Deborah Allan, Alex Arroyo, Mavis Bates, Dale Berman, Gary Daugherty, Sonia Garcia, Jon Gripe, Michelle Gumz, Mo Iqbal, Leslie Juby, Chris Kious, Bill Lenert, Anita Lewis, Michael Linder, Myrna Molina, Ted Penesis, Bill Roth, Jarett Sanchez, Cheryl Strathmann, Bill Tarver, Vern Tepe, Rick Williams, David Young
ABSENT: Clifford Surges

FP-R-25-04-3152 Resolution Approving an RFP Design-Build Bid for the Design and Installation of a Fire Suppression System for the Fabyan Windmill

Dir. of Ops. Jensen presented details of the 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: *Commissioner Linder asked about the discrepancy in the quotes. Dir. Jensen explained that the other bid was a completely different type of installation project that included a full water sprinkler system. President Lenert responded that the foam fire suppression was a better option versus the water system. He noted that not only it was cost effective, there would not be any water damage associated with the system.*

RESULT: ADOPTED BY ROLL CALL VOTE

MOVER: Mike Linder

SECONDER: Deborah Allan

AYE: Deborah Allan, Alex Arroyo, Mavis Bates, Dale Berman, Gary Daugherty, Sonia Garcia, Jon Gripe, Michelle Gumz, Mo Iqbal, Leslie Juby, Chris Kious, Bill Lenert, Anita Lewis, Michael Linder, Myrna Molina, Ted Penesis, Bill Roth, Jarett Sanchez, Cheryl Strathmann, Bill Tarver, Vern Tepe, Rick Williams, David Young

ABSENT: Clifford Surges

X. Executive

There was a change in the agenda order, FP-R-25-04-3153 was held after item XI. Closed Session.

FP-R-25-04-3154 Resolution Approving the Commissioner's Expenses Attending the 2025 IPRA/IAPD Annual Conference in Chicago, IL

President Lenert presented the resolution approving the Commissioner's expenses for attending the annual IPRA/IAPD conference.

DISCUSSION: *None.*

RESULT: ADOPTED BY ROLL CALL VOTE

MOVER: Jarett Sanchez
SECONDER: Deborah Allan
AYE: Deborah Allan, Alex Arroyo, Mavis Bates, Dale Berman, Gary Daugherty, Sonia Garcia, Michelle Gumz, Mo Iqbal, Leslie Juby, Chris Kious, Anita Lewis, Michael Linder, Myrna Molina, Ted Penesis, Jarett Sanchez, Cheryl Strathmann, Bill Tarver, Vern Tepe, Rick Williams, David Young
ABSTAIN: Jon Gripe, Bill Lenert, Bill Roth
ABSENT: Clifford Surges

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

The Commission moved into Executive Closed Session at 8:48AM to discuss land acquisition.

RESULT: APPROVED BY ROLL CALL VOTE

MOVER: Jarett Sanchez

SECONDER: Ted Penesis

AYE: Deborah Allan, Alex Arroyo, Mavis Bates, Dale Berman, Gary Daugherty, Sonia Garcia, Jon Gripe, Michelle Gumz, Mo Iqbal, Leslie Juby, Chris Kious, Bill Lenert, Anita Lewis, Michael Linder, Myrna Molina, Ted Penesis, Bill Roth, Jarett Sanchez, Cheryl Strathmann, Bill Tarver, Vern Tepe, Rick Williams, David Young

ABSENT: Clifford Surges

The Commission returned to Open Session at 9:03 AM on a motion by Bates, second by Arroyo, voice vote was taken, unanimous vote. (*Commissioner Surges arrived in person at 9:04AM*)

FP-R-25-04-3153 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 lease agreement with TCF.

DISCUSSION: None.

RESULT: ADOPTED BY ROLL CALL VOTE

MOVER: Chris Kious

SECONDER: Jarett Sanchez

AYE: Deborah Allan, Alex Arroyo, Mavis Bates, Dale Berman, Gary Daugherty, Sonia Garcia, Jon Gripe, Michelle Gumz, Mo Iqbal, Leslie Juby, Chris Kious, Bill Lenert, Anita Lewis, Michael Linder, Myrna Molina, Ted Penesis, Bill Roth, Jarett Sanchez, Cheryl Strathmann, Clifford Surges, Bill Tarver, Vern Tepe, Rick Williams, David Young

XII. New or Unfinished Business

None.

XIII. Communications

Dir. of Community Engagement Metanchuk promoted the District's upcoming Centennial Celebration on June 8th, 2025. She provided information of sponsorship opportunities. This year's Earth Day planting event will be on Saturday, April 26th, 2025 at the Camp Tomo Chichi Knolls Forest Preserve in Gilberts at 10:00AM. Lastly, the Foundation will host the second annual Golf Outing on September 11, 2025.

XIV. President's Comments

President Lenert commented that REV Equity Entertainment are the official new owners of Cougars Baseball. Additionally, REV and Dr. Bob Frohlich have each donated \$10,000 to the

Centennial Celebration.

XV. Department Reports

RESULT: ACCEPTED AND PLACED ON FILE

MOVER: Mavis Bates

SECONDER: Deborah Allan

AYE: Deborah Allan, Alex Arroyo, Mavis Bates, Dale Berman, Gary Daugherty, Sonia Garcia, Jon Gripe, Michelle Gumz, Mo Iqbal, Leslie Juby, Chris Kious, Bill Lenert, Anita Lewis, Michael Linder, Myrna Molina, Ted Penesis, Bill Roth, Jarett Sanchez, Cheryl Strathmann, Clifford Surges, Bill Tarver, Vern Tepe, Rick Williams, David Young

XVI. Adjournment

The meeting adjourned at 9:11AM.

RESULT: APPROVED BY VOICE VOTE

MOVER: Mike Linder

SECONDER: Bill Roth

AYE: Deborah Allan, Alex Arroyo, Mavis Bates, Dale Berman, Gary Daugherty, Sonia Garcia, Jon Gripe, Michelle Gumz, Mo Iqbal, Leslie Juby, Chris Kious, Bill Lenert, Anita Lewis, Michael Linder, Myrna Molina, Ted Penesis, Bill Roth, Jarett Sanchez, Cheryl Strathmann, Clifford Surges, Bill Tarver, Vern Tepe, Rick Williams, David Young

Bill Lenert, President
Forest Preserve District Commission
Forest Preserve District of Kane County

Respectfully Submitted,

Gabriella Figliozi

Gabriella Figliozi
Recording Secretary

Mohammad Iqbal
Board Secretary