



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

## Forest Preserve District Commission Meeting Minutes

Tuesday, March 11, 2025

8:30 AM

County Board Room

### I. Call to Order

The Forest Preserve District Full Commission meeting was held Tuesday, March 11, 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.

#### **Remote Attendance Approval**

*Commissioners Berman, Daugherty, Linder*

### II. Pledge of Allegiance

*President Lenert asked 4H student Samuel to lead the Commission in the pledge.*

### III. Roll Call

#### **PRESENT**

President Forest Preserve District Bill Lenert  
Secretary Forest Preserve District Mo Iqbal  
Commissioner Deborah Allan (Arrived in person at 8:40AM)  
Commissioner Alex Arroyo  
Commissioner Mavis Bates  
Commissioner Sonia Garcia  
Commissioner Jon Gripe  
Commissioner Michelle Gumz  
Commissioner Leslie Juby  
Commissioner Chris Kious  
Commissioner Anita Lewis  
Commissioner Myrna Molina  
Commissioner Ted Penesis  
Commissioner Bill Roth  
Commissioner Cherryl Strathmann  
Commissioner Bill Tarver  
Commissioner Vern Tepe  
Commissioner Rick Williams  
Commissioner David Young

#### **REMOTE:**

Commissioner Dale Berman (Arrived via remote at 8:58AM)  
Commissioner Gary Daugherty  
Commissioner Michael Linder

#### **ABSENT:**

Commissioner Jarett Sanchez  
Commissioner Clifford Surges

**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; Chief of Police Burger; Attorney Hodge; Exec. Assist. Figliozzi, KCIT staff Peters and members of the public including 4H students, The Conservation Foundation members and Kane Neighbors for Open Space members.

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

*None.*

**V. Presentation and Approval of the Minutes from February 11, 2025**

**RESULT: APPROVED BY UNANIMOUS CONSENT**

**MOVER:** Chris Kious

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

**ABSENT:** Deborah Allan, Dale Berman, Jarett Sanchez, Clifford Surges

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

**RESULT: APPROVED BY ROLL CALL VOTE**

**MOVER:** Mavis Bates

**SECODER:** Mo Iqbal

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

**ABSENT:** Deborah Allan, Dale Berman, Jarett Sanchez, Clifford Surges

**VII. Presentations**

**Recognition of: The Conservation Foundation and the Kane Neighbors for Open Space**

*Exec. Dir. Haberthur recognized members of The Conservation Foundation and the Kane Neighbors for Open Space for all of their hard work and efforts to successfully pass the land acquisition and operating referendum this past fall. The Kane Neighbors for Open Space members were Mary O., John Rogner, Shauna Wiet and John Hoscheit. TCF members Brook McDonald, Dan Lobbes, Jessica Mino and Abby Beck. He read and presented the certificates. President Lenert thanked Chris Kious, former president of the Forest Preserve District for all of his efforts, including members of the public for their continued support of the Forest Preserve's mission.*

**VIII. Finance and Administration**

**FP-R-25-03-3141 Resolution Authorizing a Contract Extension for Money Manager Services from Sawyer Falduto Asset Management, LLC**

*President Lenert presented the resolution authorizing the contract extension. In June of 2015, the Commission approved a two-year contract for money manager services with Sawyer Falduto Asset Management, LLC based on results of an RFP. This contract was extended by the board in April 2017 for an additional 8 years, which will be expiring in June, 2025. Their proposal included a guaranteed fee of 0.15% of market value of assets under management for a period of ten years. Included within this fee are the following:*

- Investment Policy drafting, review and updating as needed
- Acceptance of Fiduciary Responsibility
- Fixed Income Management
- Coordination of Custodial Services

- Monthly Statements via Schwab Institutional
- On-line Access via Schwab Institutional
- Quarterly Performance Reports
- Attendance at Quarterly Board Meetings or with Finance Department
- Direct Access to the Sawyer Falduto Managing Partners

Sawyer Falduto Asset Management, LLC. have agreed to lock in their guaranteed fee of 0.15% of market value of assets under management for an additional 10-year period. Staff believes that this extension would increase investment returns and better utilize funds that are designed to be set aside for a longer period. All investments made by Sawyer Falduto can be sold on the open market if the District needed access to the funds.

**DISCUSSION:** *None.*

**RESULT:** **ADOPTED BY ROLL CALL VOTE**

**MOVER:** Bill Roth

**SECODER:** Michelle Gumz

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

**ABSENT:** Deborah Allan, Dale Berman, Jarett Sanchez, Clifford Surges

**FP-R-25-03-3142** Resolution Approving Modifications to the Organization Ordinance: Chapter III- Officers of the District: Section B – Duties of Officers and Section C - Compensation of the President and Commissioners

*President Lenert presented the modifications to the Organization Ordinance.* On an annual basis, staff reviews and prepares necessary changes to the District's Organization Ordinance for the Commission's approval. Two revisions described below were prepared for the Committee in January, 2025 and were returned to staff for further revision. Each modified clause has been revised for further consideration. In addition, limited changes have been made to update job titles, dates of record and make other points of clarification throughout the document.

The first revision to Chapter III, Section B – Duties of Officers, was made at the direction of the President. At the request of the Committee, the language has been revised for clarity and ease of understanding. The changes are intended to expedite the appointment of committee members when vacancies occur and to establish a Vice Chairperson position for District committees. This allows for continuity of duties and responsibilities in the absence of the Chairperson. The Chairperson and committee appointments of the President, as modified, are temporary in nature and require ratification by the Full Commission at its next scheduled meeting. The second revision to Chapter III, Section C – Compensation of President and Commissioners was discussed and directed by the Commission in Fall, 2024 but was held for additional discussion and approval post-election. Similarly, modifications were made at the direction of the Committee. The ordinance was amended to add clarifying language on the compensation of Commissioners' attendance at Full Commission and Committee meetings for which they are listed on the roll call. The revision also confirms the District's practice of compensating Commissioners who attend meetings remotely, except in situations in which meetings are canceled due to a lack of quorum. Under these circumstances, only those commissioners who are both assigned to the Committee and who appear in person are eligible for per diem.

**DISCUSSION:** *President Lenert noted that the inclusion of per diem payment for Full Commission has been implemented including the role of a Vice Chair for each committee meeting.*

**RESULT:** **ADOPTED BY ROLL CALL VOTE [15-5]**

**MOVER:** Ted Penesis

**SECODER:** Jon Gripe

**AYE:** Gary Daugherty, Jon Gripe, Michelle Gumz, Mo Iqbal, Leslie Juby, Chris Kious, Bill Lenert, Anita Lewis, Michael Linder, Ted Penesis, Bill Roth, Cheryl Strathmann, Bill Tarver, Rick Williams, David Young,

**NAY:** Alex Arroyo, Mavis Bates, Sonia Garcia, Myrna Molina, Vern Tepe

**ABSENT:** Deborah Allan, Dale Berman, Jarett Sanchez, Clifford Surges

**FP-R-25-03-3143** Resolution Authorizing a One-Year (1) Retroactive Payment for Reimbursement of Unpaid Per Diem at Full Commission Meetings to Commissioners of the Forest Preserve District of Kane County, Kane County, Illinois (*Commissioner Allan arrived in person at 8:41 AM*)

*President Lenert presented the resolution to authorize retroactive payment of per diem.*

*Commissioner Iqbal had proposed an amendment to the resolution. President Lenert stated that the amendment would allow the Commissioners to include the acceptance of back pay or not. The option of signing the waiver would be included. This is not mandatory and each Commissioner would be allowed to sign or not.*

*The amendment was presented and a vote was called to approve and include the language in the 4<sup>th</sup> Whereas to read:*

WHEREAS, if a commissioner does not elect to forego payment as contemplated above, the District shall tender payment as soon as practicable after adoption of this resolution and executed release of by commissioner receiving payment is delivered to District's Finance Director at the Commissioner's option.

**RESULT:** **AMENDMENT ADOPTED BY ROLL CALL VOTE [19-2]**

**MOVER:** Mo Iqbal

**SECODER:** Michelle Gumz

**AYE:** Deborah Allan, Alex Arroyo, Mavis Bates, Jon Gripe, Sonia Garcia, Michelle Gumz, Mo Iqbal, Chris Kious, Bill Lenert, Anita Lewis, Michael Linder, Myrna Molina, Ted Penesis, Bill Roth, Cheryl Strathmann, Bill Tarver, Rick Williams, David Young

**NAY:** Leslie Juby, Vern Tepe,

**ABSENT:** Dale Berman, Jarett Sanchez, Clifford Surges

**RESULT:** **ADOPTED BY ROLL CALL VOTE [19-2]**

**MOVER:** Michelle Gumz

**SECODER:** Leslie Juby

**AYE:** Deborah Allan, Alex Arroyo, Mavis Bates, Jon Gripe, Sonia Garcia, Michelle Gumz, Mo Iqbal, Leslie Juby, Chris Kious, Bill Lenert, Anita Lewis, Michael Linder, Myrna Molina, Ted Penesis, Bill Roth, Cheryl Strathmann, Rick Williams, David Young

**NAY:** Bill Tarver, Vern Tepe

**ABSENT:** Dale Berman, Jarett Sanchez, Clifford Surges

**IX. Land Acquisition**

**FP-R-25-03-3144** Resolution Authorizing an Intergovernmental Easement Agreement Between the Forest Preserve District of Kane County and the Village of Algonquin

*President Lenert presented the easement agreement.* Located in the northwest corner of section 8 in Dundee Township, the 28 acres that make up Willoughby Farms Forest Preserve, provide natural resource benefits that bely its diminutive size. Bookended by the City of Algonquin's Broadsmore Park to the north and Dundee Township Park District's Grandview Park, this collection of protected open spaces highlights how best our organizations' respective missions can benefit the public. The city of Algonquin is looking to improve recreational access to Broadsmore Park by installing a bike path along the northern boundary of Willoughby Farms. The proposed intergovernmental easement agreement permits the Village of Algonquin to construct and maintain the proposed bike path while retaining District ownership of the land and without any deleterious impacts.

**DISCUSSION:** None.

**RESULT:** APPROVED BY ROLL CALL VOTE

**MOVER:** Chris Kious

**SECODER:** Jon Gripe

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

**ABSENT:** Dale Berman, Jarett Sanchez, Clifford Surges

**FP-R-25-03-3145** Resolution Authorizing a Purchase of a Parcel Approximately 0.59 +/- acres in Dundee Township (*Berman arrived via remote @ 8:58AM*)

*President Lenert explained that the property would allow District staff to have access to the District owned Sleepy Hollow Ravine for maintenance.*

**DISCUSSION:** *Commissioner Daugherty asked about the parcel noting it had appeared to be in a residential neighborhood. Dir. of Planning and Land Protection Rooks-Lopez explained that this parcel is directly north of the Ravine. This particular lot allows access to the Ravine with the needed larger maintenance equipment. She explained that in the past Staff has walked in the smaller equipment as the topography makes it difficult to bring in anything larger. Commissioner Strathmann asked if the District plans to do anything with the parcel besides utilizing it for access. Dir. Rooks-Lopez responded that no, staff plans to utilize it strictly for access. This would not be a public dedicated walkway. Only for maintenance. Exec. Dir. Haberthur added that the Sleepy Hollow Ravine is an Illinois nature preserve. This is a dedicated preserve and the District is obligated to maintain it. This access would provide the necessary entrance for staff to maintain the area properly.*

**RESULT:** APPROVED BY ROLL CALL VOTE

**MOVER:** Chris Kious

**SECODER:** Mo Iqbal

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

**ABSENT:** Jarett Sanchez, Clifford Surges

**X. Planning and Utilization**

**FP-R-25-03-3146** Resolution Approving a Bid for Construction of the Centennial Project at Johnson’s Mound Forest Preserve

*Dir. of Planning and Land Protection Rooks-Lopes presented the bid for the centennial project.* The rare plant and natural beauty endemic to the kame known as Johnson’s Mound not only ensured that it was our very first Forest Preserve, but inspired the creation of our whole District. On June 8th, 2025, we will be gathering with all of our friends and supporters to celebrate 100 years of conservation in Kane County. Dozens of new acres of prairie have already been sewn, a unique public art piece known as ‘Guardians’ has been commissioned and no less than 800 oaks and native trees will be planted to create a centennial grove. All of this to both memorialize the efforts of those who protected the land before us and as a commitment to care for the land for future generations. Additional rejuvenation and development is needed at the site to bring preserve users to both the centennial memorial area as well as take them to a new council ring which will be located in the vicinity of the historic Shabbona Elm tree that once towered over these woods. The construction project consists of the following:

Base Bid:

- ADA accessible limestone trail extension from lot to centennial memorial
- “Carriage Walk” path creation to new council ring
- Installation of limestone memorial stones

- Alternate #1: Limestone-boulder council ring construction
- Alternate #2: Seal-coating and striping of lower parking lots

The District publicly advertised the bid to 50 vendors and received two responses. The lowest, qualified bid was received from Obsidian Asphalt, Inc. (West Chicago, IL) in the amount of \$129,023.75. District staff recommend an additional contingency amount of \$15,000.00 in the event of any unanticipated expenses occur with this project.

**DISCUSSION:** *Commissioner Bates asked about the council ring and where it would be located. Dir. of Planning and Land Protection Rooks-Lopez referenced the rendering and explained the project. Commissioner Gripe asked about the Sponsorship levels and tree planting. Exec. Dir. Haberthur explain the various levels of sponsorship, and noted that the trees in this preserve were the very first ones ever protected by the District, and we will be starting the second century of conservation by new planting trees. More information regarding the sponsorship can be found on the District’s Foundation site:*

<https://kaneforestpreservefoundation.org>

**RESULT: APPROVED BY ROLL CALL VOTE**

**MOVER:** Cherryl Strathmann

**SECODER:** Rick Williams

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

**ABSENT:** Jarett Sanchez, Clifford Surges

**FP-R-25-03-3147** Resolution Approving a Bid to Purchase and Install Wetland Plugs at Hoscheit Woods Forest Preserve

*Dir. of NRM Chess presented the bid.* Native plants are the basis of all native ecosystems, and therefore are the basis of our work in the Natural Resource Management department. Our native insects coevolved with these plants, and cannot

survive on imported plants. In turn, all of our fauna that prey upon our native insects cannot do so if those insects are not present due, to non-native or low-diversity plants occupying the space of our native plants. The District typically conducts large scale restoration efforts through the heavy use of native seed planting. Seed can be broadcast during the dormant season and cover most types of terrain.

One notable exception to this is with wetland communities. Areas that experience constant or seasonal flooding present a difficult challenge to the use of seed in restoration, as the seed is often washed away before reaching the soil or germinating. To combat this issue, wetlands are frequently restored through the planting of native plugs. In 2022, the District restored 77 acres of tallgrass prairie at Hoscheit Woods Forest Preserve. Within that area is a 1.6-acre prairie pothole. As a seasonally wet pocket, this pothole is inundated in the spring but dries throughout the summer. Now that the prairie is well established surrounding this wetland, the District is seeking to complete the vegetative restoration of this pothole by planting wetland plugs appropriate for the changing hydrologic conditions present on site.

Bids were sought for a base project of 7,500 plugs, spread across 53 species, to be planted, watered and guaranteed for a full year of survival of 80% of the plugs planted within the 1.6-acre pothole at Hoscheit Woods. An option was also presented to plant an additional 2,500 plugs within that same area. The bid was publicly advertised with eight (8) vendors responding. The lowest qualified bid for the base bid was received from McGinty Brothers, Inc. of Long Grove, Illinois in the amount of \$28,907.50. The bid for the option from McGinty Brothers, Inc. was \$10,235.00 for a combined total cost of \$39,142.50. **DISCUSSION:** *Commissioner Iqbal asked for the definition of a wetland. Dir. Chess explained how wetlands are determined through the analysis of the hydrology, vegetation and soil. Dir. Chess explained that these plugs would provide habitat for many species.*

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

**XI. Executive**

**FP-R-25-03-3148** Resolution Authorizing a Purchase of Parcels Totaling Approximately 84 +/- Acres in Rutland Township

*Exec. Dir. Haberthur presented the resolution to purchase, noting that this particular parcel has some of the best quality left in Kane County.*

**DISCUSSION:** *Commissioner Juby explained that this was one of the first properties that she had been exposed to as a new commissioner and was thrilled to see this acquisition complete. Commissioner Bates commented on the pre settlement oaks on the property and was very happy the District would be protecting them. Commissioner Penesis noted that he was very pleased to see this natural area protected and looking forward to a trail. Exec. Dir. Haberthur noted that this property would be a potential grant projection.*

**RESULT:**           **APPROVED BY ROLL CALL VOTE**  
**MOVER:**            Cherryl Strathmann

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

**XII. New or Unfinished Business**

**FP-R-25-03-3149** Resolution Approving a Request for Consent to Transfer a Majority Equity Interest in the Cougars Baseball Partnership and American Sports Enterprises Inc. to REV Equity Ventures LLC and Execution of Fifth Amendment

*President Lenert presented and explained the request for consent to transfer. He discussed a point that was made at the last meeting regarding the transfer of the responsibility of the lease to REV Equity. There was a personal indemnification in the lease agreement from the Frohlich's. The District would not concede the personal indemnification. REV Equity has worked with the District and stated they would take ownership of the indemnification. They have further agreed that if they move the team out of the stadium before the end of the lease term, 9 years, they would pay in full.*

**DISCUSSION:** *Commissioner Tepe asked if the District was comfortable with the personal assets of REV Equity. President Lenert responded that REV Equity is a multibillion-dollar corporation. They have the substantial means to financially support this deal. Commissioner Williams stated that he was thrilled with this opportunity for the Cougars. Commissioner Allan commended staff for this successful outcome.*

**RESULT:** **APPROVED BY ROLL CALL VOTE**

**MOVER:** Roth

**SECODER:** Gumz

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

**ABSENT:** Jarett Sanchez, Clifford Surges

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

*None.*

**XIV. Communications**

*Dir. of Community Engagement Metanchuk presented Maple Sugaring Days broke the record of attendance this year, we had a custom crafted beer with a beer tent, a lot of people had a great time, annual report that highlights all of last year. Bates asked about getting your name on a plaque for a level of sponsorship and donation.*

**XV. President's Comments**

*None.*

**XVI. Department Reports**

**RESULT:** **ACCEPTED AND PLACED ON FILE**

**MOVER:** Bill Roth

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

**ABSENT:** Jarett Sanchez, Clifford Surges

**XVII. Adjournment**

*The meeting adjourned at 9:26AM.*

**RESULT: APPROVED BY VOICE VOTE**

**MOVER:** Bill Roth

**SECONDER:** Rick Williams

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

**ABSENT:** Jarett Sanchez, Clifford Surges

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

Respectfully Submitted,

*Gabriella Figliozzi*

Gabriella Figliozzi  
Recording Secretary

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Mohammad Iqbal  
Board Secretary