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

Forest Preserve District, Planning and Utilization Committee Meeting Minutes

President Bill Lenert, Chair Cherryl Strathmann, Vice-Chair Deborah Allan, Alex Arroyo, Mavis Bates, Dale Berman, Chris Kious, Myrna Molina, Ted Penesis

Thursday, March 27, 2025 9:30 AM 3rd Floor Board Room

I. Call To Order

The Forest Preserve District Planning and Utilization Committee meeting was held Thursday, March 27, 2025 at the Administration Offices located at 1996 S. Kirk Road, Suite 320, Geneva, IL 60134. Chair Strathmann called the meeting to order at 9:30AM.

Remote Attendance Approval

Commissioners Berman, Molina

PRESENT President Bill Lenert
Chair Cherryl Strathmann
Vice Chair Deborah Allan
Commissioner Mavis Bates
Commissioner Dale Berman (Arrived via remote at 9:34AM)
Commissioner Chris Kious
Commissioner Myrna Molina (Remote)
Commissioner Ted Penesis
Commissioner Alex Arroyo

ABSENT *None.*

Also Present: Commissioners Gripe, Linder, Roth; Exec. Dir. Haberthur; Dir. of Finance Petschke & staff Carrano, Marano; Ops. Dir. Jensen; NRM Dir. Chess; Dir. of Planning & Land Protection Rooks-Lopez; HR Dir. Clough; Chief of Police Burger; Dir. of Comm. Engagement Metanchuk & staff Kovach; Admin staff Figliozzi, Rafferty and Attorney Hodge.

II. Approval of Minutes from February 27, 2025

RESULT: **APPROVED BY UNANIMOUS CONSENT**
MOVER: Chris Kious
AYE: Deborah Allan, Alex Arroyo, Mavis Bates, Chris Kious, Bill Lenert, Myrna Molina, Ted Penesis, Cherryl Strathmann
ABSENT: Dale Berman

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

None. (Commissioner Berman arrived via remote at 9:34AM)

IV. Bids and Proposals

TMP-25-389 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 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. Funds totaling $1,017,500 were budgeted in Fiscal Year 2024/2025 for the Fabyan Windmill Protection & Improvement project at Fabyan Forest Preserve. Sufficient funds totaling $1,017,500 are available in the Planning Account for this expense totaling $153,218. The District received a DCEO grant of up to $700,000 for the Fabyan Windmill Protection and Improvement project.
DISCUSSION: *Commissioner Bates asked if the chemical used in the fire suppression system contained PFAS. Dir. Jensen responded that the company has a trademark of the product, originally designed for the department of defense, it is now available to businesses. Exec. Dir. Haberthur commented that PFAS containing chemicals were banned from the fire retardants that are used for the District's seasonal burns. Commissioner Roth asked about the discrepancy in price. Dir. Jensen explained that the foam release design is a completely different system. The mist system included installation of water and construction. Chair Strathmann noted that the foam system seemed to be the best fit for the windmill and an affordable price. Commissioner Allan asked if the system would be activated if a fire would break out during a time that no one would be around.*

Dir. Jensen explained that the system has a sensor built in that is activated if there is a fire and would automatically notify the fire department and would release the foam. Commissioner Roth asked about the recovery. Dir. Jensen explained that the foam system would bet setup by zones, the turnaround time is estimated to be about a week to refill the canisters. Exec. Dir. Haberthur explained that with the saving realized with the foam fire suppression system, the grant monies would be utilized for the original intent of much needed repairs in addition to the fire suppression system.

RESULT:	**MOVED FORWARD BY ROLL CALL VOTE**
TO:	Forest Preserve District Executive Committee
MOVER:	Mavis Bates
SECONDER:	Chris Kious
AYE:	Deborah Allan, Alex Arroyo, Mavis Bates, Dale Berman, Chris Kious, Bill Lenert, Myrna Molina, Ted Penesis, Cherryl Strathmann

TMP-25-396 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 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 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.
DISCUSSION: *President Lenert commented that the previous contractor did not fulfill their obligation of the course maintenance, noting this was one of the many factors that led to the change in management. Exec. Dir. Haberthur noted that this pump is the main component of the irrigation system.*

RESULT: **MOVED FORWARD BY ROLL CALL VOTE**
TO: Forest Preserve District Executive Committee
MOVER: Deborah Allan
SECONDER: Ted Penesis
AYE: Deborah Allan, Alex Arroyo, Mavis Bates, Dale Berman, Chris Kious, Bill Lenert, Myrna Molina, Ted Penesis, Cherryl Strathmann

V. New or Unfinished Business
None.

VI. Closed Session to Discuss Land Acquisition, License Agreements, Potential Litigation and Personnel
None.

VII. Communications
Dir. of Community Engagement promoted various upcoming events. She shared photos of the artist at work for the installation piece of the District's Centennial Celebration. The celebration will be held on June 8th, 2025. The Earth Day planting event will be held on April 26, 2025 at Camp Tomo Chichi Knolls at 10 AM. There will be 500 shrubs and hazelnut trees ready to be planted. Dir. Metanchuk noted that a traveling science center will be onsite during earth day this year. The annual native Plant sale is live for online sales, the in-person sale day will be on Saturday May 3rd from 8AM to Noon. The Annual Golf Outing for the Foundation will be on Thursday Sept 11, 2025.

VIII. Chairman's Comments
None.

IX. Adjournment
The meeting adjourned at 9:53AM.

RESULT: **APPROVED BY VOICE VOTE**

MOVER: Alex Arroyo
SECONDER: Mavis Bates
AYE: Deborah Allan, Alex Arroyo, Mavis Bates, Dale Berman, Chris Kious, Bill Lenert, Myrna Molina, Ted Penesis, Cherryl Strathmann

Chair Cherryl Strathmann
Forest Preserve District Planning and Utilization Committee
Forest Preserve District of Kane County

Respectfully Submitted,

Gabriella Figliozzi

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Recording Secretary