

BOLINGBROOK PARK DISTRICT
Ashbury's at Boughton Ridge Golf Course - Banquet Room
Budget Workshop Meeting Minutes
Thursday, November 13, 2025

President Hix called the meeting to order at 5:00 pm. Roll call: Andrews, McKay, Vastalo, President Hix.
Absent: McVey.

President Hix asked Mr. Oestreich to begin the meeting with the Pledge of Allegiance.

Communication from the Public

None

Opening Statement by Board President

President Hix said, "Let's Go"!

Opening Statement by Executive Director

Executive Mike Selep said Buildings, Grounds and Natural Resources, Capital and Capital Replacement, and Ashbury's & Boughton Ridge will present their 2026 Budgets. Executive Director Mike Selep will present a short Budget Recap at the end of the presentations.

Building, Grounds and Natural Resources

Chris Finn, Director of BGNR introduced his staff; Cliff Beyer, Buildings Maintenance Manager, Dan Finn-NRHT Manager and Tom Shimko, Parks Maintenance Manager. Chris thanked the Board of Commissioners for supporting the budget. Chris also thanked Executive Director Mike Selep and the Finance Team for all their help with BGNR budget.

2025 Accomplishments

- Purchased paint sprayer to paint athletic field lines.
- Worked to develop an Urban Forestry Management Plan with the Morton Arboretum.
- Worked to secure a grant with Trees Forever to remove & plant new trees at Knights of Columbus Park.
- Worked on multiple improvements to parks and facilities: paint and fencing at Pelican Harbor indoor pool and planted multiple new plants and shrubs at Pelican Harbor outdoor pool.
- Purchased 2 new trucks (dump truck and forestry truck).

2026 Overview

- Continue to be fiscally responsible to save money and be more efficient.
- Increase contractual services for BRAC and ACC: cleaning & floor services (stripping & waxing floors).
- Add additional parks to the mowing contract: Century Park and the parkway on Kings Road.
- Replace 2 dump trucks and pick-up trucks in 2026.
- Increase efficiency with park garbage pickup – adding a 6-yard compactor to truck.

Buildings

- Keep buildings clean, safe and make updates
- Indoor & outdoor pool repairs – replace outdoor VGB grates, indoor inlet covers & expansion exhaust fan.
- Ashbury's – paint exterior, replace carpet & multiple kitchen appliances.
- Add full-time custodian
- Renew CPO certificates

Parks

- Replace park ID signs and repaint/fix current wood signs.
- Improve park amenities: new benches & boards (plastic), garbage cans, repair/paint picnic tables, and other various projects.
- Over seed, spread bio solids, aerate, lay sod to bad turf areas, purchase more turf blankets, and weed & feed.
- Purchase aluminum picnic tables.
- Install new windscreens at Ivanhoe Park pickleball courts.

NRHT

- Develop Urban Forestry Management Plan with Morton Arboretum.
- Redesign landscaping at Pelican Harbor, golf course and park district signs.
- Continue west side contractual moving and add Central Park and Kings Parkway.
- Purchase battery powered small equipment.
- Purchase 54" mower for trail edge mowing.
- Conduct pond treatments at Gateway Wetlands.

Commissioner Vastalo asked if we were going to move forward with the "No Dogs Allowed" signs. Chris Finn and Chris Corbett are researching proper signage to post.

Capitol and Capital Replacement

Chris Corbett, Superintendent of Projects and Loss Prevention thanked the board for this opportunity to present his 2026 Budget. Chris also thanked Executive Director Mike Selep and staff for their support.

2025 Accomplishments

- Indoor pool shutdown (new lights, paint, clean pool decks and fencing.)
- Completed two playground replacements at Knights of Columbus and Gateway.
- Completed installation and opened the Spray Pad at Central Park.
- Replaced 8 concession stand roofs
- Replaced irrigations systems at Boughton Ridge Golf Course, Lily Cache Sports fields and Trojan field.
- Have a dedicated pickleball court on east side.

2026 Miscellaneous CARP/Capital Projects

- Carpet or flooring replacement at Ashbury's
- Stain exterior at Ashbury's
- Replace BRAC Facility sign at Lindsey Lane (30 years old)
- Replace chairs and tables at BRAC and deck chairs for indoor pool
- Replace Cricket Pitch at Balstrode Park

BRAC Renovations

- Renovate lobby, locker room, new finishes and inclusion of gender-neutral restrooms vs. gender-specific.

Asphalt Replacement

- Ashbury's parking lot
- Indian Boundary parking lot and sports court
- Rotary Park Trail
- Lily Cache Trail (Weber Rd. to Kings Rd.)

Zone Room – BRAC

- Transition into a functional training space
- Install hard surface flooring – weight training
- Turf area
- Use for personal training / group training

Replace two playgrounds

- Liberty Park – 21-year-old playground

- River Hills – 19-year-old playground

Implement EasyArchive – Electronic Backup vs. Paper

- Scan/indexing of all project archives digitally
- Easy to locate all district projects
- Shareable throughout the district with staff/contractors

Future Planning

- Receiving a DCEO Grant
- Submitted grant for bike trail – awaiting word from the State
- Continue safety training in 2026

Boughton Ridge Golf Course & Ashbury's

General Manager Mike Mackaluso presented 2026 Budget

2025 Year in Review

- Consistent operation management team in place
- Consistent service staff in place resulting in sustained customer service
- Renovated three bunkers resulting in improved drainage and course playability
- New irrigation computer - in-ground controls sprinkler heads installed improving course conditions
- TrueReview NPS (Net Promoter Score) is 76.2 which is up 11.4 from last year
- Renamed the bar to 10th Hole Pub

2026 Budget Goals

- Continue to deliver TrueService to guests on daily basis
- Partner with Chamber and community to bring events to Ashbury's
- Create cross promotion events with park district (hosting fitness classes on the course, archery in tent)
- Continue to improve course conditions
- Use TrueDemand to maximize green fees year-round
- Promote Ashbury's as a year-round restaurant that will attract residents and visitors whether they golf or not.
- Rolling out an all-in-one menu with pictures

Budget Assumptions

- Proposing a 6% total revenue increase
- Green fee/cart fee increase of \$1.01
- Food & beverage increase of 4%
- Senior rate - discounting to maintain same rate year over year

Revenue Assumptions

- Banquets will see a 5% increase
- Work with vendors on stocking apparel that will sell
- Host more “fitting days” with our ball and glove vendors

Expense Assumptions

- Course and grounds will increase \$5k year over year – to maintain golf course
- BPD chargeback increasing \$5k year over year
- Utilities are likely to increase 7k year over year
- Marketing increase by \$2k
- Payroll increasing by 6% due to merit increase and extended leave of absence

Marketing

- Increase banquet and A La Carte Dining, focus on local market for social and corporate events
- Maximize green fee revenue
- Boost golf shop sales
- Offer creative calendar for both golf and non-golf events
- Strengthen digital marketing
- Paid campaign strategies with River Valley Media Group
- Advertise and cross promote with BPD and Chamber

- Maintain outstanding customer service to enhance satisfaction and foster loyalty

Executive Director Mike Selep highlighted the hopes, wishes and dreams of what the park district wants to do for the future:

- Purchase a portable stage - useable for theatre classes, preschool graduations, fitness events, park rentals and BPD Dance Company.
- Cost Recovery – take a look at every service to figure out what the real cost is to deliver that service and adjust to where it aligns.
- Improved services - camera access on staff phones to have access to cameras and door entries.
- Enhanced services – Microsoft Teams/SharePoint to help staff collaborate better, streamline our communication and manage all of the district documents.
- Innovation – incorporate different forms of AI.
- UKG software – implement training programs on-line.
- Fitness center improvements – new equipment- Assault Air Bike Pro X, Elliptical EFS 835, Elite Leg Press, and NuStep t5XR.
- Implement new Lifestyles app (Virtuagym) – sign up and cancel group x classes, this will enhance reporting and add an expansive video workout library all on your phone.
- New functional training room – this is an extension of fitness center for group personal training, special fitness classes, and athletic user group rentals.
- Face lift to BRAC restrooms.
- Research bringing Ninja Cross Obstacle Course in the indoor pool - use for birthday parties, special events and fitness.
- Implement Simply Swim Software – cloud-based software for the management of swim lessons
- Future Art Trail at Knights of Columbus – replace benches along westside with Noblewins benches
- Create a mural on the eastside wall at Columbus Park.

Commissioner Andrews said the board asked for new ideas and staff gave them new ideas/innovations!

Commissioner McKay said make it happen!

Commissioner Hix said this is the most exciting budget he has seen in a long time.

Executive Mike Selep thanked staff for all their hard work on the budget and thanked the Board of Commissioners for a challenge.

Communication from the Public

None

Comments from the Board

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Executive Session

None

Announcements

None

Adjournment

Commissioner Hix made a motion to adjourn from the budget workshop at 7:06 pm. Second: Commissioner Andrews. All in Favor "Ayes"

Minutes Verification Signature



Bolingbrook Park District Board Secretary
Sue Vastalo