

Minutes of the Board of Commissioners  
Tinley Park-Park District  
Tinley Park, Illinois  
Held on April 17, 2024

The regular meeting of the Board of Commissioners, Tinley Park-Park District, scheduled to be held in the Rickerson Meeting Room of the Bettenhausen Recreation Building on April 17, 2024, was called to order by Commissioner O'Boyle at 6:00pm.

Commissioners Present: Don Cuba  
Bernie O'Boyle  
Lisa O'Donovan  
Ashley Rubino (added remotely at 6:01pm)

Commissioners Absent: Marie Ryan

Others Present: Shawn Roby, Executive Director  
Ryan Veldman, Superintendent of Parks  
Meghan Fenlon, Superintendent of Recreation  
Tom Leeson, Business Manager  
Sean Caddigan, Facilities Manager  
Mike Maloney, Project Manager  
Michael Hayes, Attorney  
Kelly Jones, Board Secretary

Commissioner Cuba moved to approve a motion to allow Commissioner Rubino to attend the meeting remotely. Seconded by Commissioner O'Donovan and carried by a unanimous vote.

Additions, Clarifications, Corrections or Deletions to Agenda

None

Public Comments on Agenda Items

None

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Staff Reports

Executive Director, Shawn Roby reported:

-Resolution 24-R-26 is the approval of White-Water Canyon Water Park waterslide maintenance bid awarding to SlideRite for \$86,040. This is for a full gelcoat of the white slide (this is done to each slide every 7-10 years) and the annual full professional buff, polish, and wax of the red and blue slides to maintain the safety and rideability of the slides.

-Resolution 24-R-27 is the approval of the office trailer rental to United Rentals for \$22,435.00. This trailer will be put onsite at the former mental health center property for the project manager to use as an office for meetings and to manage the progress of the site from.

-Resolution 24-R-28 is the authorization to hire a full-time marketing assistant.

-Executive Director Roby stated that we have had a request from the Village of Tinley Park to put an MOU in place regarding the former mental health center property. A MOU is a memorandum of understanding. The Park District already has in place an IGA (intergovernmental agreement) with the Village of Tinley Park to enforce our ordinances on park property. The IGA has been in place for years regarding police coverage. The purpose of the IGA was so the Tinley Park Police could enforce our ordinances which are slightly different than the Villages ordinances. An example of this is the Village of Tinley Park has no motorized vehicle restrictions in certain places. But the Park District does have restrictions and ordinances for motor vehicles on our park properties, so the Village enforces our ordinances. While we have security, we do not have a police force. We have been asked to put an additional agreement in place for them to provide police and fire coverage at the former mental health center property.

Mr. Roby has questions about this as they have been providing coverage for the property for 30+ years. The property is in the middle of the village so there should be no reason not to provide police and fire coverage. Mr. Roby has asked multiple times, with no response, why the park district is being asked to do something that no other property owner in town has been asked? There was an issue on Sunday, April 14<sup>th</sup> on the former mental health center property. Allied Universal, the company that handles 24hr security at the former mental health center property and also handled security when the property was owned by the State of Illinois, called the police for a trespasser situation. To go onto the property now, you would need to climb a fence and bypass multiple No Trespassing signs. There is no way you would not know you are trespassing.

The Tinley Park Police Department told security that unless there is a life safety issue, they will not be coming out.

Commissioner O'Boyle asked who decides what is a life safety issue. He stated security should not be encouraged to engage with trespassers.

Attorney Michael Hayes shared that Attorney, Burt Odelson is working on this issue. He stated that it is a disturbing turn to be told by the police that they will not be coming. He

shared that Burt Odelson has been in touch with the Cook County Sheriff and we expect that they will help if needed.

Executive Director, Shawn Roby stated that in the last year there have been two fires at the former mental health center property, when it was still overgrown. Now that it was cutback, we can see trespassers easier. Prior to this, it was not an issue and the fire department responded. Now we have concerns that we may very well not have any police or fire response if it is needed.

Security has been instructed to continue to call the Tinley Park Police but if they do not respond then call the Cook County Sheriff Department.

Project Manager, Mike Maloney reported:

- Fence installation completed.
- A new front gate will be installed to facilitate access and egress.
- Large signage with changeable banners has been completed.
- Site clean-up of miscellaneous debris by Tinley Park-Park District employees is on-going.
- Site maps/drawings of buildings and all components on site are being updated.
- Com Ed working on Temp power application and transformer identification/ownership.
- Nicor will be cutting and capping high pressure natural gas line that is adjacent to the property along Harlem Ave. This will isolate the gas inlet to the powerhouse. Nicor will be in contact with the Tinley Park-Park District when they have a schedule approved.
- Weekend trespassing continues with minor damage to facilities and fencing. The biggest danger to anyone accessing the site is to themselves.
- Tinley Park Police have been contacted by site security when security identifies trespassers.

Ryan Veldman gave an update on the Abatement and Demolition bid also known as the "Big Bid." He stated we hope to get this bid out shortly. This bid is over 140 pages the supporting materials adding an additional 700-800 pages. This bid has not been taken lightly, the document is so vast and so much is going into it. They want to get this right. It has taken some time, but it is close to being finalized. Once it is finalized, it is published in the newspaper and then it will need to be advertised for 30 days before we can open bids.

Commissioner Cuba moved to approve the following consent agenda items as presented, seconded by Commissioner O'Donovan, and carried by a unanimous roll call vote.

Items Approved:

- a. Minutes of the March 20, 2024, Regular Meeting.
- b. Summary of funds for the period of March 21, 2024-April 3, 2024, in the amount of \$352,631.20.
- c. Summary of funds for the period of April 4, 2024-April 17, 2024, in the amount of \$304,200.97.
- d. Resolution 24-R-26 approval of White-Water Canyon water slide maintenance bid award SlideRite \$86,040.
- e. Resolution 24-R-27 approval of office trailer rental to United Rentals \$22,435.00.
- f. Resolution 24-R-28 authorizing Marketing Assistant full-time position.

Unfinished Business

None

New Business

Covered during consent agenda items.

Public Comment- Non-Agenda Items

Brad De Alba, owner of Aggressive Paintball in Chicago Ridge addressed the board. He is looking for a place to open a paintball field in the South Suburbs of Chicago. He is interested in opening something like the Legacy Adventure Park in Lockport which is all on Park District property. He stated to the board, if you are interested in doing something like that, he is your guy.

Tom, Patricia, and Ed from the Tinley Park Historical Society wanted to show up at the board meeting and say they were behind the Tinley Park-Park District. They stated that the Tinley Park-Park District and the Historical Society have a great working relationship.

Commissioners Comments

Commissioner O'Donovan stated let us keep working hard.

Commissioner O'Boyle wanted to thank everyone that is keeping this project on the road. Especially our lawyers. He stated we are making the time to do it right the first time because it costs too much to do it a second time. We appreciate all the Tinley Park-Park District employees who have been stretching out their workdays to get all this done. As a board, we appreciate all that you do for us.

Adjourn

Commissioner Cuba moved to adjourn to the May 9, 2024, regular board meeting seconded by Commissioner O'Donovan and carried by a unanimous roll call vote. The meeting adjourned at 6:28pm.

A handwritten signature in cursive script, reading "Lisa J. Donovan", written over a horizontal line.

Secretary

A handwritten signature in cursive script, reading "Marie Ryan", written over a horizontal line.

President

KAJ;kaj4/18/24