

Minutes of the Board of Commissioners

Tinley Park-Park District

Tinley Park, Illinois

Held on August 21, 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 August 21, 2024, was called to order by Commissioner Ryan at 6:00 pm.

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

Others Present: Shawn Roby, Executive Director
Ryan Veldman, Superintendent of Parks
Sean Caddigan, Facilities Manager
Meghan Fenlon, Superintendent of Recreation
Tom Leeson, Business Manager
Patricia Peccia, Business manager
Michael Hayes, Attorney
Jasleen Kaur, Auditor from Lauterbach & Amen, LLP.
Mike Maloney, Project Manager
Kelly Jones, Board Secretary

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

Additions, Corrections or Deletions to Agenda

None

Public Comments on Agenda Items:

None

Staff Reports

Executive Director, Shawn Roby reported on:

- Resolution 24-R-50 is the approval of the Omnia Cooperative purchasing contract #02-91 to Midwest Mechanical for rooftop HVAC replacement for the "B" Wing it's the original unit from when the building was built in 2000. We already replaced the "A" wing which took 18 months. Hopefully, this one will be in around March 2025.
- Resolution 24-R-51 is the approval of Premistar for VAV service and repairs for \$16,775. There are 33 VAVs around the building. VAVs are the part of the units that heat up the air as it comes through. We want to have them all serviced and updated.
- Resolution 24-R-52 is the approval of United Rentals for a scissor lift for \$15,649. Replacing lights in the gym is quite a process because we do not currently have a rolling lift. This is something that has been talked about for quite a few years. We have found one that we would like to purchase and surplus the other piece and sell that one. It is a used unit but in good condition.
- Resolution 24-R-53 to approve the HVAC Duct cleaning for the "B" Wing and the Fitness Center for \$29,998.
- Resolution 24-R-54 approves D & H lawn Irrigation INC. for RPZ replacement for \$8,650.00. RPZ are put online to make sure you do not get backflow into potable water systems. This is just part of routine periodic maintenance and replacement.
- Resolution 24-R-55 accepting the 2023-2024-Audit.
- Resolution 24-R-56 acceptance of the 2023-2024 Treasurer's Report.
- Resolution 24-R-57 approval of Travel Resolution-NRPA Conference
- Resolution 24-R-58 modification of Tetra Tech for \$25,000.
- Resolution 24-R-59 approval of property survey to Gasperec Elberts Consulting for \$16,500. We are going to take the entire property that is going to be surveyed, put all the buildings in place and look for easements downtown that may have been filed that we are unaware of and basically clean up what we know about the property now, as we continue to move forward along the process.

-Resolution 24-R-60 approval of the pump equipment rental to United Rental for \$11,446. This to begin pumping out the storm water that has accumulated on the property. We have sought an IEPA permit to do so. We were not required to do so, but it makes sense to do it. That permit will be in soon. Once we get the permit, we can bring the equipment on site and begin pumping off. As a reminder, the property power was turned off in December of 2023. We did not own the property until February of 2024. Because of that, the power that would keep the storm water off the property was completely turned off, so the storm water has just been accumulating and we want to get rid of all that. We are just waiting on the permit, so we can get started.

-Approval of the new Business Manager. Tom Leeson, the current business Manager, will be retiring in March 2025. The staff is recommending Patricia Peccia. We are excited to have her join the team.

-White Water Canyon received their third five-star review. Which makes three five-stars this season. They have done a fantastic job as usual! With that said the pool is only open for two more weeks on Friday evenings, weekends and Labor Day.

-Summer Day Camp wrapped up recently. They had a great summer. Lots of kids and they even got to push some people in the pool!

Patricia Peccia addressed the board. She spoke of her work history at Noonan Elementary Academy in Mokena for almost 16 years as their business manager and prior to that she worked in the banking industry in the Wealth Management sector of the Northern Trust Company. Patricia is married with three sons, and she is looking forward to working with everyone.

Jasleen Kaur, Auditor from Lauterbach & Amen, LLP. presented the audit that ended February 29, 2024. She thanked the board for having her and thanked Business Manager, Tom Leeson for being awesome all these years. She stated Tom will be missed dearly but she looks forward to working with Patricia. Jasleen Kaur went over the details of the audit and stated overall a very clean audit with no issues as usual.

Project Manager, Mike Maloney reported

-Site Preparations are ongoing.

-TPPD on-site. Clean up and constant fence repairs, vegetation cut back continues with a rental machine.

-Site walk throughs daily.

-Weekly Teams meetings with senior management.

-Com-Ed has assigned transformer and substation removal to the Large Projects division of Com-Ed. The lead engineer assigned to this project was on-site Tuesday, August 20th for his initial walkthrough.

-A unit of the Illinois State Police has an interest in using some of the buildings on-site for training purposes. TPPD met with the ISP Unit Supervisor in early August for a walkthrough and plans are ongoing to determine the best time period for all involved.

-Nicor/Southern Company will mobilize the equipment this week for gas line cut and cap and removal of abandoned underground gas line. This gas line runs parallel to Harlem Avenue and enters the property near the northwest corner of Timber Road and Harlem Ave.

-Once we have approval of the Board of Commissioners and all the paperwork in hand from the IEPA, the pumping equipment to remove standing water on property will be mobilized to begin pumping as scheduled.

-The public needs to be reminded that TPPD has owned the property for approximately 125 business days. Much has been accomplished in this time period.

-We have a long journey ahead.

-Stay focused, Stay Positive and Stay Safe.

Approval of Consent Agenda Items

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

Items approved:

a. Minutes of the July 17, 2024, Regular Meeting.

b. Summary of funds for the period of July 18, 2024-August 7, 2024, in the amount of \$901,337.40.

c. Summary of funds for the period of August 8, 2024-August 21, 2024, in the amount of \$695,735.56.

d. Resolution 24-R-50 approval of Omnia Cooperative Purchasing contract #02-91 Midwest Mechanical for Roof Top HVAC Replacement for \$279,860.00.

e. Resolution 24-R-51 approval of Premistar for VAV service and repairs project for \$16,775.00.

f. Resolution 24-R-52 approval of United Rentals for Scissor Lift purchase for \$15,649.

- g. Resolution 24-R-53 to approve HVAC Duct Cleaning project Brouwer Brothers Steamatic \$29, 998.
- h. Resolution 24-R-54 approval of D&H Lawn Irrigation INC. For RPZ Replacement for \$8,650.00.
- i. Resolution 24-R-55 accepting the 2023-2024 Audit.
- j. Resolution 24-R-56 acceptance of 2023-2024 Treasurers Report.
- k. Resolution 24-R-57 approval of Travel Resolution-NPRA Conference.
- l. Resolution 24-R-58 approval of modification for Tetra Tech \$25,000.
- m. Resolution 24-R-59 approval of property survey Gasperec Elberts Consulting \$16,500.
- n. Resolution 24-R-60 approval of pump equipment rental to United Rental \$11,446.
- o. Approval of Business Manager.

Unfinished Business

None

New Business

All new business was handled under the consent agenda

Public Comment- Non-Agenda Items

A resident addressed the board on general items. He stated when we work together, we get stuff done. He brought a rustic sign framed in pre-civil war wood to show the Board of Commissioners. He suggested a welcoming center on the property with rustic type displays. He also reminded everyone to be better not bitter.

Commissioners Comments

Commissioner Rubino said thank you to the staff as always. She stated her kids had a blast at the pool and day camp this summer. Now it is back to school time and time to go through the new fall brochure and register for programs.

Commissioner O'Boyle gave a special shout out to business manager, Tom Leeson for doing such a great, professional job on the audits. He stated Tom's will be big shoes to fill.

Adjourn

Commissioner O'Donovan moved to adjourn to the September 18, 2024, regular meeting seconded by Commissioner Rubino and carried by a unanimous vote. The meeting adjourned at 6:26pm.



Secretary



President

KAJ:kaj 8/21/24