

Minutes of the Board of Commissioners

Tinley Park-Park District

Tinley Park, Illinois

Held on October 16, 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 October 16, 2024, was called to order by Commissioner O'Boyle at 6:07 pm.

Commissioners Present: Don Cuba
Bernie O'Boyle
Lisa O'Donovan
Ashley Rubino

Commissioners Absent: Marie Ryan

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

Additions, Clarifications, Corrections or Deletions to Agenda

None

Public Comment on Agenda Items:

None

Staff Reports:

Shawn Roby, Executive Director reported on:

-Resolution 24-R-65 is the approval of the property resolution for TPMHS. This is for the remaining pieces of the property that didn't come over in the transfer. This is the

western edge of the property. This resolution authorizes the execution of those documents as they come forward.

-Resolution 24-R-66 is the approval of modification 7 for Tetra Tech for \$146,452. This is related to the work that Tetra tech does on site, approving some additional items for testing, drilling for the old USTs that are on-site, as well as additional field work that will be needed as we continue to navigate the abatement and demo of the project.

-Resolution 24-R-67 is the approval of a Resident information mailer for Remediation for \$18,000. This will go out to the Residents to keep them notified of what is going on. There are quite a few that use the digital platforms. There are still many that do not. This is a way to reach all households. So that they at least have a shot at understanding what is going on. They will be provided with a letter as well as the FAQs associated with the project and where they can go for more information should they want it.

-Resolution 24-R-68 is the Employee Health Insurance Plans for 2025. We do this every year. There are no recommended changes this year.

-Resolution 24-R-69 is the 2025 IAPD Credentials for the annual meeting. The IAPD conducts official business at the annual conference and each agency is asked to appoint a delegate list of who would be able represent them. Typically, Mr. O'Boyle, who has been very active with IAPD, has been attending it. We do authorize a few alternates. Recommendation is to continue the order we have had for the last few cycles. The order is as follows delegate as Marie Ryan, the 1st alternate as Mr. O'Boyle, the 2nd alternate as Ashley Rubino, and the third alternate being Shawn Roby.

-Resolution 24-R-70 is the approval of the Travel Resolution for the IAPD Conference. We authorize those who can go but not require those on the list to go.

-Resolution 24-R-71 is the approval of FH Paschen through NCPA #04-27. They will be replacing and fixing the sauna in the men's bathroom at the fitness center. The number came in below what we were originally quoted. They are also adding two items: putting in the heating element and partitions in the men's bathroom showers. For \$55,430.

-Resolution 24-R-72 is the approval of FH Paschen through NCPA #04-27 this is the lower gym wall. We want to fix this and replace this with something more durable. This work will be done during the day so it should narrow the restriction on the gym itself. That work will be done by FH Paschen for \$37,100.

-Resolution 24-R-73 is the approval of Homewood Disposal Service for the refuse disposal service contract for \$38,895. Periodically we need to go out to bid for disposal contracts. The contract is for 3 years and includes an option for an additional 3 should be exercise that option. The \$38,895 is the total cost for 3 years not per year.

-Resolution 24-R-74 is the approval of Apple Grove Systems for the Annual Fall Tree Planting Project for \$25,265. We do replace trees throughout the park inventory during fall each year.

-Resolution 24-R-75 the approval of Gametime c/o Cunningham Recreation for Commissioners Park Playground Replacement not to exceed \$145,000. We held a public meeting in the building and a public survey that was open for a week. The survey came back with 89 responses. The two playgrounds were separated by a single vote. The color scheme that was chosen is Peacock and the results will be put up on the website shortly. We wanted to get this ordered because we can save a sizeable amount by purchased before the end of October. We will take delivery by the end of December. Ryan will put this out to bid to have the installation done.

-Resolution 24-R-76 is the approval of the Commissioners Park Playground Donation to Kids Around the World INC. Commissioners Park playground is going to be replaced with a brand new one. We have also donated the playground from Buedingen Park. They come in at their own cost remove the playground and send it to other countries, like Haiti, where they will rebuild it. This is a great program that we have used for years.

-Resolution 24-R-77 is the approval of PLAT of Survey and Topography for Bettenhausen Park for Designtek Engineering, INC. for \$10,560. We need to remove the fencing around the park. It is past useful life. The Bobcats have asked us multiple times if it can be done. But it does not make sense to remove the fencing without fixing the drainage issues in the park. To do such, we need to get the plat of survey and topography completed. Once that is done, we will look toward planning for drainage improvement and possibly phasing in the fence replacement as a project. We have used Designtek multiple times for this type of project.

Mike Maloney, Project Manager, reported on the TPMHC property project:

-TPPD on-site. Supporting as required.

-Site walk throughs daily.

-Weekly Team meetings with senior management.

-Homer Industries will be on-site for further brush and land clearing.

-Omega Demolition has begun work on-site with dewatering stormwater per IEPA issued SWPP.

-Background air monitoring began prior to any abatement. Conducted by the independent 3rd party contractor.

-Omega began verification of regulated materials in building # 2.

-Omega has started work in Building # 2- in process of removing regulated materials with demolition to follow on Building # 2 per the plan.

-Building # 3 will be the next location to follow the process of prepping for regulated material removal and demolition to follow per plan.

-All upwind and downwind air sampling during abatement process have been negative for any contamination.

-The project had an inspection from the Cook County Department of Environment-Health. The inspector examined all licenses and certifications of abatement workers. They also reviewed Omega's Supervision certifications. The inspector entered the containment structures of work areas of Building # 2 in full PPE with a respirator on and was satisfied with work following the plan in place for removal of regulated materials and the safety plan as designed.

-We also had a site visit from the IEPA Field inspectors from the Water Division. They were answering a complaint from the Village of Tinley Park. The inspectors called from the front gate. We met them and they explained the complaint was about leaking water. They stated that water was observed leaking from the filtration system. The IEPA inspector then asked me "isn't that the way the filtration system is designed?" I responded "Yes, it is designed to filter the medium passing through like any other filtration system". Your refrigerator has a filter on your water dispenser, your coffee maker has a filter, your furnace has a filter, vehicles have filters for engine oil systems, and cabin air systems, all designed to allow the medium passing through to be filtered. This "leaking" filter on-site was observed from a drone fly-over by Village employees on taxpayer's dime. The complaint was answered and the site visit by IEPA was on taxpayer's dime. All the questions and false accusations could have been answered by a simple call or site visit if the current village administration would have just contacted the Remediate 280 Team. The IEPA was satisfied with the SWPPP and filtration system. Water samples taken during their visit at the point of the water source, also at filtration location and at location of water exiting the wet areas area. All samples testing negative for contamination.

-The public needs to be reminded that TPPD has owned the property for approximately 167 business days, including today. Much has been accomplished in this time period.

-We have a long journey ahead.

-Stay Safe, Stay Focused, And Stay Positive.

Commissioner O'Boyle asked where would you find out how much it cost us taxpayers for the drone-action and all the people that got involved.

Mr. Maloney replied he does not know, but it is a lot of cost, when a simple phone call or visit would have satisfied.

Mr. Maloney mentioned the FOIAs keep coming and coming.

Approval of Consent Agenda Items:

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 September 18, 2024, Regular Meeting.
 - b. Summary of funds for the period of September 18, 2024-October 2, 2024, in the amount of \$563,902.36.
 - c. Summary of funds for the period of October 3, 2024-October 16, 2024, In the amount of \$654,538.50.
 - d. Resolution 24-R-65 Approval of the property resolution for TPMHS.
 - e. Resolution 224-R-66 Approval of Modification 7 for Tetra Tech \$146,452.
 - f. Resolution 24-R-67 Approval of Resident information mailing for Remediation \$18,000.
 - g. Resolution 24-R-68 Employee Health Insurance plans for 2025.
 - h. Resolution 24-R-69 2025 IAPD Credentials for annual meeting.
 - i. Resolution 24-R-70 Approval of Travel Resolution-IAPD Conference.
 - j. Resolution 24-R-71 Approval FH Paschen, through NCPA # 04-27, for sauna replacement and partition installation for \$55,430.
 - k. Resolution 224-R-72 Approval FH Paschen, through NCPA #04-27, TBRC gym wall work \$37,100.
 - l. Resolution 24-R-73 Approval Homewood Disposal Service for the Refuse Disposal Service Contract for \$38,895.
 - m. Resolution 24-R-74 Approval Apple Grove Systems for Fall Tree planting project for \$25,265.00.
 - n. Resolution 24-R-75 Approval Gametime C/O Cunningham Recreation for Commissioners Park Playground Replacement for not to exceed \$145,000.
 - o. Resolution 24-R-76 Approval Commissioners Park Playground donation to Kids Around the World INC.
-

p. Resolution 24-R-77 Approval of Plat of survey and topography Bettenhausen Park
Designtek Engineering, INC. \$10,560.

Unfinished Business

None

New Business

Handled under the consent agenda items

Public Comment- Non-Agenda Items:

A Resident stated be better not bitter. He discussed development in New Lenox. He said it costs him about \$100 a year for the park district and the library, which is the best bargain around. He discussed the Antique Road show at the library.

Commissioners Comments:

Commissioner O'Boyle would like to thank everyone, on behalf of the board, for being such good stewards of the Tinley Park taxpayer's money. We are getting a lot done for the best prices we can get.

Commissioner O'Donovan stated great job, the focus of the community has really been on this property, and it is good to see that we still have our day-to-day operations going. We are still renovating parks; we are still fixing things that have to take place in this building. So even though we have this major project happening, we are still taking care of business here at home so to speak. So great job making sure that the facilities that we have in place are up and running and functioning. Kudos to you all.

Commissioner O'Boyle asked Project Manager Mike Maloney when he thinks the round building will be ready for demolition. Mr. Maloney answered it is just starting with the clean now, so, the year 2024(approximately).

Adjourn

Commissioner Cuba moved to adjourn to the November 20, 2024, regular meeting seconded by Commissioner O'Donovan and carried by a unanimous roll call vote. The meeting adjourned at 6:31pm.

_____

President

_____

Secretary

KAJkaj:10/17/24