

Minutes of the Board of Commissioners

Tinley Park-Park District

Tinley Park, Illinois

Held on September 18, 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 September 18, 2024, was called to order by Commissioner Ryan at 6:00 pm.

Commissioners Present: Don Cuba
 Bernie O'Boyle
 Lisa O'Donovan
 Ashley Rubino (remote)
 Marie Ryan

Others Present: Shawn Roby, Executive Director
 Ryan Veldman, Superintendent of Parks
 Mike Maloney, Project Manager
 Sean Caddigan, Facilities Manager
 Meghan Fenlon, Superintendent of Recreation
 Tom Leeson, Business Manager
 Patricia Peccia, Business 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, Corrections or Deletions to Agenda

None

Public Comment on Agenda Items:

none

Staff Reports

Shawn Roby, Executive Director reported on:

Resolution 24-R-61 is for the Lighting repair and upgrade for the TBRC Lighting control Retrofit Kit to Building Automation Solution for \$14,500. We have an issue with the lighting control in the gym, at the moment, it runs 24/7. We want to fix this and also get greener by upgrading it to this and then we will be able to control the lights through the scheduling of the lights through our system.

Resolution 24-R-62 is the Land Clearing and Brush Cutting project to Homer Tree Service not to exceed \$137,354.00. The original piece of this project was to open up space on the former Tinley Park Mental Health Center property so that we could do testing and the work that needed to be done. We have kept up with these areas. Some areas on the property have been left completely overgrown. We went out again for a bid to clear the five overgrown areas around the property. This will improve site security and open the view into the site tremendously. Many people do not even realize that half the buildings in the middle are there. Many buildings are still covered by the overgrowth. This bid will remove the overgrowth in these areas. As a reminder Homer was awarded the last bid and did a fantastic job.

Resolution 24-R-63 is the McCarthy Park Ball Field Renovation project to Carlin-Moran Landscape for \$116,233.62. This is a lit field that is heavily used especially in our competition softball. This has been talked about for years. It has been budgeted for many years. The plan is to go in there and regrade the outfield, shorten up the infield remove the fence, this does not include installation of a new fence. This is just removing the existing outfield fence, not the backstops. This work will commence shortly after approval and then we will be coming back with a bid for the installation of a new fence for the outfield.

Resolution 24-R-64 is the Asphalt Repair and Seal Coat Project to Perma Seal for \$93,963. As a reminder, we typically do asphalt repair and seal coat projects each year.

This year we will be doing five sites which include park parking lots, and park trails and connections.

24-O-06 is Approval of Surplus Items. This is two pieces of equipment and a vehicle. We try to reuse everything we can until it's well beyond its useful life.

We are about to begin the budgeting cycle again.

The personnel manual is about a month out from giving it to the Board of Commissioners for review, the staff needs to finish it up on their end and then the attorneys must review it. We are looking to possibly approve it in November. With an effective date for January 1.

It is our final year of major possible adjustments with the salary range and salary pool. The \$15.00 minimum wage, the final step required by state law is this January. We are planning to do what has been done the last couple of years, which coincide those all with the end of the calendar year not the fiscal year. We did budget appropriately for it so I will bring that forward to you and staff will start working diligently on that in the next 30-45 days.

Mike Maloney, Project Manager reported on:

- Site Preparations are ongoing.
- TPPD is on-site-clean up and constant fence repairs, vegetation cut back continues.
- 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 is working internally to come up with a schedule to start their work in conjunction with TPPD.
- Nicor/Southern Company has safely completed the isolation of the high-pressure gas line that did supply the FTPMH powerhouse with gas service. The gas line was tested after welding was completed and Nicor accepted the test results as satisfactory. Further isolation was performed every 660 ft of gas line inside of the property line. This was accomplished by removing a 2-foot section of the existing line per Nicor procedures. Nicor demobilized from site on August 30, 2024.
- Once we received the response from IEPA, the pumping equipment to remove standing water on property was mobilized to begin the pumping as scheduled.
- This task started on September 9th and has continued with daily pumping per the Southwest Water Pollution Prevention Plan.
- We have not witnessed any issues with the pumping procedures to date.

-The public needs to be reminded that TPPD has owned the property for approximately 147 business days, including today. Much has been accomplished in this time period.

-We have a long journey ahead.

-Stay Focused, Stay Positive and Stay Safe.

Mike Maloney, the Project Manager asked the Attorney, Michael Hayes what is the cost for the Tinley Park-Park District to respond so far to the FOIA requests for the Former Tinley Park Mental Health Center. Attorney Michael Hayes answered that there is another colleague of his that primarily handles these, so he doesn't want to misspeak, but it's a lot and it keeps going up as they continue to come in, the cost is in the tens of thousands of dollars. It is a lot of resources and time that could be going to other things. Mr. Maloney suggested that whoever is requesting these FOIA's may also be incurring a cost to Tinley Park taxpayers so the cost to Tinley Park taxpayers may actually be double. Mr. Maloney stated we are stronger when we work together.

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 August 21, 2024, Regular Meeting.
- b. Minutes of the September 3, 2024, Special Meeting.
- c. Summary of funds for the period of August 22, 2024-September 4, 2024, in the amount of \$512,027.06.
- d. Summary of funds for the period of September 5, 2024-September 18, 2024, in the amount of \$423,495.96.
- e. Resolution 24-R-61 Lighting Repair and Upgrade TBRC Lighting Control Retrofit Kit to Building Automation Solutions \$14,500.
- f. Resolution 24-R-62 Land Clearing and Brush Cutting Project to Homer Tree Service not to exceed \$137,354.00.
- g. Resolution 24-R-63 Ball Field Renovation Project to Carlin-Moran Landscape \$116,233.62.
- h. Resolution 24-R-64 Asphalt Repair and Seal Coat Project to Perma seal \$93,963.
- i. Ordinance 24-O-06 Approval of Surplus Items.

Unfinished Business

none

New Business

New Business was handled under the consent agenda

Public Comment- Non-Agenda Items

A Resident addressed the Board. He said the board is doing a great job. He said be better not bitter. He we are all looking forward to when stuff really starts to happen. He suggested some ideas for the property such as have a large sledding hill in the middle of the project, have corporate sponsorships such as benches to raise money for the project, a bike park, Be even more than handicap accessibility such as sports like wheelchair basketball.

Commissioners Comments

Commissioner O'Donovan asked how the Buedingen Park project is going? Mr. Veldman responded that it is going great: the parking lot and pathway were recently paved, and some final grading and tree installation is going on. It is coming along very nicely.

Mr. Roby stated we should be right on target other than the color coding of the sports courts. You must let the asphalt settle for a little bit before you can color coat them. Once they begin to color coat, we will have a basketball court and a pickleball court.

Mr. Roby addressed the handicap accessible (ADA) suggestion from the public comment. He stated as a reminder to the group, the SRA's, we are heavy supporters. We have talked about universal design which is a step above the ADA, and you will find a lot of facilities that obviously because you are required ADA do not require universal design. I think the board of Commissioners here have always had some interest in going that route. So, in the future as we begin development discussion will probably have to start at that SRA base with universal design and build up from there. I know the board has always been interested in going that route with this sports complex.

Commissioner O'Donovan commented on the painting at the water park. Sean Caddigan, Facility Manager stated staff started painting on Monday at the waterpark they are painting fine tune work such as the black lines and they are hoping to be finished on Friday. They will be starting on the pool Friday, pressure washing on Thursday. The lazy river is about 95% done only small things left to do. The activity

pool will be the next big step. This is the fall and this is something we have been striving for, for a while, and Mr. Caddigan is very excited to see it get done.

Commissioner O'Boyle commented thank you to the staff. It's really good to see that we aren't totally focused on the property and that we are getting these other things done because that was another thing that people were concerned with that everything would be focused on the former mental health center property. It's good to see we are still getting these other projects done too.


Mr. Roby stated that is an advantage to having a project manager on-site that works with Ryan Veldman so that we can focus on all of the business of the Park District.

Adjourn

Commissioner Cuba moved to adjourn to the October 16, 2024, regular meeting seconded by Commissioner O'Donovan and carried by a unanimous roll call vote. The meeting adjourned at 6:24pm.



President



Secretary