Minutes of the Board of Commissioners

Tinley Park-Park District

Tinley Park, Illinois

Held on November 20, 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 November 20, 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
	Sean Caddigan, Facilities Manager
	Meghan Fenlon, Superintendent of Recreation
	Patricia Peccia, Business manager
	Michael Hayes, Attorney
	Kelly Jones, Board Secretary

Commissioner Cuba moved to allow Commissioner Rubino to attend remotely seconded by Commissioner O'Boyle and carried by a unanimous roll call vote.

Additions, Clarifications, Corrections or Deletions to Agenda

a. Item 5E on the consent agenda that was posted on the agenda as $72,180 but should have been posted as $72,280
b. Item 5I on the consent agenda that was posted as $19,000 but should have been posted as $19,208.95

Staff Reports

Shawn Roby, Executive Director reported:

-Resolution 24-R-78 is the approval of the Ballfield Fence Replacement Project to Classic Fence Inc. for $72,280. This is for the fence that goes around McCarthy Park, the dog park is getting a couple new gates, and memorial school is getting a new fence.

-Resolution 24-R-79 is the approval of the Brick Paver Installation Project to Innovation Landscape Inc. $86,750. These are brick pavers being installed at the dog park and VVAC. We plan to eventually turn the pavers at the dog park into memorial bricks.

-Resolution 24-R-80 is the approval of Commissioner's Playground installation Project to Innovation Landscape Inc for $164,598. Last month you awarded the purchase of the playground itself, this is the installation cost of the playground along with ADA improvements and additional concrete walkways.

-Resolution 24-R-81 is the approval of the Water Park Filter Leak Repair to Spear Corp for $11,227.37. We have an issue with a filter leaking within the water park that needs to be addressed before next season.

-Resolution 24-R-82 is the approval of the temporary power connection to COMED for $19,208.95. This is related to the trailer located on the former mental health property.

-Resolution 24-R-83 is the approval of the Pool Paint Purchase to TNEMEC Company, Inc. for $16,546.80. We paint the water park big pool and the lazy river pool shell periodically. This is part of our maintenance program.

-Resolution 24-R-84 is the approval of the copier agreement to Proven IT Copier for $9,927.224. This is to replace the copier that the administration uses within the building as our current copier contract has expired.

-Under New Business Item (8A) is a motion to award a contract to the second lowest bidder, this is True North Consultants. The previous contractor wasn't performing as required under the bid. Therefore, we have moved on and recommend moving on to number two True North Consultants, Inc.

-Item 8b is Resolution 85 the approval to declare the estimate of the 2024 tax leavy for $5,197,177. This is related to the annual tax levy. Staff is happy to report that we are at a zero increase levy again this year. It's the same levy we have had for the last two years.

-Item 8c is ordinance 24-O-07. This was last month's Public Hearring. This is related to our capital bonds that we sell every year we do this in 2-year tranches. This is all being used for the purposes of capital around the district with the 43 parks and the 7 facilities that we have.

-Mr. Roby would like to congratulate the Tinley Park Bulldogs football who had both their lightweights and super lightweights make it to the Superbowl. They unfortunately both lost, but it was a fun experience for both teams and their families.

Mike Maloney, Project Manager reported:

- Site Walk Throughs happen Daily
- Weekly Teams Meetings with Senior Management
- Background Air Monitoring begins prior to any Abatement work in each building, the independent third-party Air Monitor contractor conducts this.
- Omega begins verification of regulated materials in each building number prior to any abatement work.
- Building #1 Asbestos abatement is completed except for basement area.
- Omega has completed asbestos abatement in Building #2, in process of prepping building #2 for demolition.
- Building #3 Asbestos abatement completed except for basement area.
- Building #4 is being prepped for setting up of containment structures prior to abatement proceeding.
- The smaller "Cottages" buildings 8-14 are being prepped for containment structures prior to abatement.
- All upwind and downwind air sampling during the Abatement process have all been negative for contamination.
- The Project had an inspection again from 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 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. The inspector had no concerns with any activity on at the site whether it was the removal process, the containment process and/or the air sampling.

- This site visit from Cook County is ongoing and will continue throughout abatement.
- The project had an inspection from OSHA, they reviewed work being conducted and they interviewed employees on site and Omega's supervision as well.
- Under Ground Radar is being used on site to map out all utilities
- Com Ed is on site installing a transformer for temp power.
- Homer Tree service was on site and has completed the contract for land clearing and vegetation cut back.
- Silt fencing has been installed around the perimeter of the property.
- Construction debris are being transported off site to an approved landfill location.
- Asbestos removed from structures are being secured in approved transportation containers and transported to an approved landfill per DOT procedures.
- The public needs to be reminded that TPPD has owned the property for approximately 191 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

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 October 16, 2024, Public Bond Hearring
b. Minutes of the October 16, 2024, Regular Meeting
c. Summary of funds for the period of October 17, 2024, -November 6, 2024, in the amount of $1,049,290,99
d. Summary of funds for the period of November 7, 2024, -November 20, 2024, in the amount of $651,215.36
e. Resolution 24-R-78 approval of Ballfield Fence Replacement Project-Classic Fence Inc. $72,280.
f. Resolution 24-R-79 approval of Brick Paver Installation Project-Innovation Landscape Inc. $86,750
g. Resolution 24-R-80 approval of Commissioners Playground Installation Project-Innovation Landscape Inc. $164,598
h. Resolution 24-R-81 approval of Water Park Filter Leak Repair -Spear Corp.$11,227.37

i. Resolution 24-R-82 approval of Temporary Power Connection-COMED $19,208.95
j. Resolution 24-R-83 approval of Pool Paint Purchase TNEMEC Company, Inc. $16,546.80
k. Resolution 24-R-84 approval of Copier Agreement-Proven IT Copier $9,927.24 annually

Unfinished Business

None

New Business

a. Commissioner Cuba moved to approve the awarding of the contract to the second lowest responsible bidder, True North Consultants, Inc. for Third Party Monitoring of asbestos abatement of the former Tinley Park Mental Health Center in the amount of $86,800.00 due to the lowest bidder not performing according to the bid requirements seconded by Commissioner O'Donovan and carried by a unanimous roll call vote.
b. Commissioner Cuba moved to approve Resolution 24-R-85 approval to declare estimate of 2024 tax levy totaling $5,197,177 seconded by Commissioner O'Donovan and carried by a roll call vote.
c. Commissioner Cuba moved to approve Ordinance 24-O-07 providing for the issue of not to exceed $2,500,000 general obligation limited tax park bonds of the district for the payment of land for parks, for the building, maintaining, improving and protecting of the same and the existing land and facilities of said park district and for the payment of the expenses incident thereto, providing for the levy of a direct annual tax to pay the principal and interest on said bonds, and authorizing the sale of said bonds to the corporate fund of the district seconded by Commissioner O'Donovan and carried by a unanimous roll call vote.

Public Comment- Non-Agenda Items

A resident addressed the board. He said be better not bitter. He said the mailer that went out helped answer a lot of questions. He stated there are a lot of events coming up at the Historical Society, including a visit from an Abraham Lincoln impersonator in February. He stated people should come to the Park District meetings if they want to know what is going on. He stated that next year, he hopes everyone in the village will work together.

Commissioners Comments

Commissioner O'Boyle expressed his thanks to the staff for keeping the levy down for three years In a row. He stated with everything going up like it is, that is really impressive. He stated we have a great team here and make sure you tell every worker

that the board appreciates all that you are doing and Mike and Senior Management, great job. If the guys aren't doing the job, get them out of here. We only have one chance to do it right thanks for watching for that.

Closed Session

Commissioner Cuba made a motion to go to closed session seconded by Commissioner O'Donovan and carried by a Unanimous roll call vote.

Reconvene the Regular Meeting

Commissioner O'Donovan moved to reconvene the Regular Board Meeting seconded by Commissioner O'Boyle and carried by a unanimous roll call vote. The meeting reconvened at 6:58pm.

Adjourn

Commissioner O'Donovan moved to adjourn to the December 18, 2024, regular meeting seconded by Commissioner O'Boyle and carried by a unanimous roll call vote. The meeting adjourned at 7:00pm.

Marie Ryan
President

Secretary

KAJkaj:11/22/24