

Minutes of the Board of Commissioners

Tinley Park-Park District

Tinley Park, Illinois

Held on March 19, 2025

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 March 19, 2025, was called to order by Commissioner Ryan at 6:01 pm.

Commissioners Present: Don Cuba (remote)
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
Patricia Peccia, Business Manager
Michael Hayes, Attorney
Kelly Jones, Board Secretary

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

Additions, Clarifications, Corrections or Deletions to Agenda

None

Public Comments on Agenda Items

None

Staff Reports:

Executive Director, Shawn Roby reported:

-Resolution 25-R-07 is the approval of replacement of computers within the Park District- this is the purchase of sixteen computers and docking stations for \$42,678.40.

-Resolution 25-R-08 is the annual authorization of financial institutions. The board must take this action annually to authorize who we can invest with.

-Resolution 25-R-09 is the approval of travel expenses for the annual IAPD Legislative Conference. This is held in Springfield every year. This is where we are brought up to speed with all the new legislation that is going on around the state and changes that are on the way and legislation that might be outstanding that we will need to deal with as time goes on.

-Resolution 25-R-10 is the approval of the White Water Canyon heater replacement through Premistar through NCPA contract #02-139 for \$89,200. Currently, we have four water heaters. Two of them are being replaced, they are past their useful life, and two of them will become back-ups. This is the typical rotation. We got 12+ years out of them, they usually only last about 12 years due to the caustic environment, with chemicals running through them constantly.

-Resolution 25-R-11 is the approval of the restoration of the White Water Canyon, red slide to SlideRite Waterpark Restoration for \$29,700.

-Resolution 25-R-12 is the approval of the caulk replacement work at White Water Canyon not-to-exceed \$20,000.

Project Manager, Mike Maloney reported:

- Site Walk Throughs Daily
- Weekly Teams Meetings with Senior Management
- Building #4 Abatement completed on all floors except basement, all debris removed from basement, containment installed, on schedule for basement ACM removal to start as scheduled

- Building #7 The structure has been demolished, sorting metals from concrete, foundation removal would be next step for building #7
- Building #23 Debris removed from inside building
- Building #25 containment set up, basement abatement in process
- All upwind and downwind air sampling during the Abatement process have all been negative for contamination.
- The Project has had inspections from Cook County Department of Environment Health. The inspector enters the containment structures of work areas in full PPE with a respirator on and has been satisfied with work following the plan for removal of regulated materials and the safety plan as designed
- Work following the plan for removal of regulated materials and the safety plan as designed.
- Construction debris is 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 295 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 O'Donovan moved to approve the Consent Agenda Items as presented, seconded by Commissioner O'Boyle and carried by a unanimous roll call vote.

Items approved:

- a. Minutes of February 19, 2025, Regular Meeting
- b. Summary of funds for the period of February 20, 2025 – March 5, 2025, in the amount of \$1,660,477.79
- c. Summary of funds for the period of March 6, 2025 – March 19, 2025, in the amount of \$386,635.65
- d. Resolution 25-R-07 approval of replacement of computers within Park District-Dell-\$42,678.40
- e. Resolution 25-R-08 approval of annual authorization of financial institutions
- f. Resolution 25-R-09 approval of travel expenses IAPD Legislative Conference
- g. Resolution 25-R-10 approval of WWC heater replacement Premistar through NCPA contract #02-139 \$89,200

- h. Resolution 25-R-11 approval of restoration of WWC red slide- Slide Rite Water Park Restoration - \$29,700
- i. Resolution 25-R-12 approval of caulk replacement work at WWC not-to-exceed \$20,000

Unfinished Business

None

New Business

New Business was covered in Consent Agenda

Public Comment- Non-Agenda Items

A Resident stated he has attended the Remediate 280 Committee Meetings and during the financial presentation it was stated that out of the \$15 million dollar state grant there was an initial payment of \$5,139,000. He would like to know where those dollars are right now and are they in an interest-bearing account? And what financial institution/bank is being used?

Attorney Michael Hayes reminded everyone that during public comment the policy of the board is you have an opportunity for three minutes to address the board. You can ask questions or make comments on district related matters. We do not often engage in question and answer or debates on issues. Your questions are being noted, and someone will follow up with you afterwards to get you the information you are looking for.

The Resident stated he submitted FOIAS about the mental health center property and the response is always burdensome and voluminous. He stated two pages of information should not be burdensome and voluminous. He recently submitted a FOIA for the information on the last pre-bid meeting and has two questions: why was it re-bid? and why were the bids allowed to be changed?

The Resident stated that the grant is for \$15 million. We have \$10,500,405.47 left. The apparent low bid was \$19,392,891.39, which is another \$4.3 million over and above the grant. Where are those dollars going to come from?

Commissioner's Comments

Commissioner O'Donovan stated that she would like to address some of the questions that the resident asked during Public Comment.

Commissioner O'Donovan stated as for the initial payment question; we have set up a separate institution outside the institution that we utilize for our everyday funds. So, the funds for the mental health center property project are held in a separate account in a separate bank. Those funds were put in a market interest account. The bank is Old Plank Trail.

Commissioner O'Donovan stated she is not part of the FOIA process but in terms of the question about the bid changing, there was a process when we initially bid it and the bids came back, our team had identified that there were pieces of the bid that were missing. So, whether there was certain work that was not included, security that was not included. The team then responded to all the bidders that had submitted and then the bidders were able to make adjustments to their bid for anything that was missing but for Clarification Only. It wasn't that they could rebid, they were asked very specific points that were missing from their original bid and asked to submit those points for clarification. That courtesy was extended to all the companies that submitted bids.

Commissioner O'Donovan stated that in response to the last question about the difference in the money between the grant money and the lowest bid. We have been working with a contractor to prioritize how we are doing the project in terms of the funds. We have worked very closely with our state legislators, and we are able to go back to the state to request more money if needed. Our initial intent has always been to prioritize the work to get done what we can and then if we need to, we will work with our state legislators to secure the remaining funds. The state of Illinois has made it perfectly clear that they are willing to partner with us to help complete this project. They realize it was left the way it was, and they are in full support of what we are doing moving forward.

Commissioner O'Boyle asked Facility Manager, Sean Caddigan if there are any water leaks at the water park.

Sean Caddigan answered they haven't filled yet but as of March 19, 2025, there are no water leaks. He stated the Caulking will help. The things that were identified from the leak detection services that we used last year, 2024, were seams and those are being addressed. The leak detection also pointed out in the play structure again the seams needed caulking and that was done last year by Superintendent of Parks, Ryan Veldman and his staff. All of this is going to be an attempt to minimize any leaks that we have in the structure. But the water is not even turned on at WWC yet. Hopefully, there will be an update by the April Meeting.

Commissioner O'Donovan stated we appreciate it and are looking forward to a great pool season this year and warm weather.

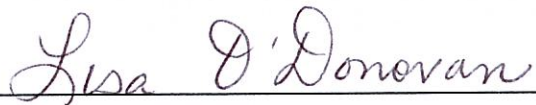
Commissioner Rubino thanked Commissioner O'Donovan for the explanation.

Adjourn

Commissioner O'Donovan moved to adjourn to the April 16, 2025, Regular Meeting seconded by Commissioner O'Boyle and carried by a unanimous roll call vote. The meeting adjourned at 6:23 pm.



President



Secretary

KAJ:kaj3/21/25