

Minutes of the Board of Commissioners

Tinley Park-Park District

Tinley Park, Illinois

Held on April 16, 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 April 16, 2025, was called to order by Commissioner Ryan at 6:01 pm.

Commissioners Present: Don Cuba
Bernie O'Boyle
Lisa O'Donovan
Marie Ryan

Commissioners Absent: Ashley Rubino

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

Additions, Clarifications, Corrections or Deletions to Agenda

None

Public Comment on Agenda Items

None

Staff Reports

Executive Director, Shawn Roby reported:

-Resolution 25-R-13 is the approval of the purchase of athletic equipment, softballs and Baseballs to Santos Sports for \$12,233. We do this every year. We get quotes from various companies so that we can purchase our inventory for the season.

-Resolution 25-R-14 is for COMED transformers and Substation engineering for \$50,000. This is related to the Mental Health property. The transformers and substations that are there belong to COMED. They are coming out and they need to do engineering to figure out how to remove all the pieces of them. We have been negotiating this for months.

-Resolution 25-R-15 is the McCarthy Recreation Building window replacement project to Boss Door company for \$28,664. McCarthy Park Recreation building used to house the administration offices. The windows are as old as the building. We want to get those windows up to snuff so they are cleaner and safer.

-Resolution 25-R-16 is the flooring replacement project at McCarthy Park Recreation Building to RCS Carpet and Tile for \$7,750 this is for the carpeted area on the south side of the building we want to remove the carpeting and put in a tile floor

-Resolution 25-R-17 is the approval of the updated personnel manual pending attorney review. We have been working on this for a while and the attorney is just finishing up the review. This is something we try to go through every 3-5 years. We will do this with the Board manual as well.

-Resolution 25-R-18 the approval of Tetra Tech modification 8 and updated contract. This is for work at the Mental Health property. We will continue to work with them as they help us with testing and various other things as we are going around the site.

-Resolution 25-R-19 is the approval of the Pool Chemical Bid to Hawkins Inc. This is a change from our current vendor, but it will save the district quite a bit of money.

-Resolution 25-R-20 is the approval of the Orland Township IGA. This is basically road salt.

-There are about ten Oak trees at the dog park. Unfortunately, Oak trees are poisonous to dogs. These trees were planted when the dog park opened about eleven years ago. We are looking to price out the removal and relocation of these trees to other areas of other parks.

-Shawn Roby stated he has been in discussions with the Village Manager, Pat Carr. They will continue with their meetings, and he will keep everyone updated.

Commissioner O'Boyle asked for Resolution 25-R-14 for the COMED transformers and Substation engineering for \$50,000. Who will pay for this? Shawn Roby answered this will come out of the grant. This is the process because the property is not ready for us

to even discuss the development side of things yet. We will get credit for whatever they do not spend towards the removal.

Commissioner O'Boyle asked for Resolution 25-R-19, How much did we reward the bid to Hawkins Inc. Facility Manager, Sean Caddigan explained it is not a set dollar amount similar to our fuel purchases and custodial supplies.

Ryan Veldman read the Project Manager's report:

- Site Walk Throughs Daily
- Weekly Meetings with Senior Management
- TPPD crews have been removing some of the dead trees from the site
- Building# 4 Abatement completed all floors except basement, all debris removed from basement, containment installed, on schedule for basement ACM removal to start as scheduled
- Building #5 Removing ACM containing adhesives from crawl space ceilings
- Building #7 The structure has been demolished, sorting metals from concrete, foundation removal ongoing
- Building#23 Debris removed from inside building
- Building #25 Air samples for the Building have all been acceptable, interior demolition ongoing with exterior demolition to follow
- Building #26 prepared for ACM removal in Pods 1,2, with remaining pods to follow
- Storm water management ongoing
- 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.
- 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 313 business days, including today. Much has been accomplished in this time period.
- Stay Safe, Stay Focused and Stay Positive

Approval of consent agenda items

Commissioner Cuba moved to approve the Consent Agenda Items as presented, seconded by Commissioner O'Donovan and carried by a unanimous roll call vote.

Items approved:

- a. Minutes of the March 19, 2025, Regular Meeting
- b. Summary of funds for the period of March 20, 2025 – April 2, 2025, in the amount of \$404,864.55
- c. Summary of funds for the period of – April 3, 2025 – April 16, 2025, in the amount of \$1,330,965.72
- d. Resolution 25-R-13 approval of purchase for athletic equipment: softballs and baseballs-Santos Sports \$12,233
- e. Resolution 25-R-14 COMED for transformer and Substation engineering for \$50,000
- f. Resolution 25-R-15 McCarthy Recreation building window replacement project Boss Door Company for \$28,664
- g. Resolution 25-R-16 McCarthy Park Recreation building for flooring replacement project RCS Carpet and Tile for \$7,750
- h. Resolution 25-R-17 approval of updated Personnel Manual pending attorney review
- i. Resolution 25-R-18 approval of Tetra Tech modification 8 and updated contract
- j. Resolution 25-R-19 approval of Pool Chemical bid award Hawkins Inc.
- k. Resolution 25-R-20 approval of Orland Township Road District IGA

Unfinished Business

None

New Business

Covered in the consent agenda

Public Comment- Non-Agenda Items:

A resident stated great job on the meetings about the mental health center property. He stated that it is facts, and facts are what we need, not spinning. He stated be better not bitter. He stated his taxes are low for all we get.

A resident stated the signs at the mental health center property are an ugly eyesore that detracts from what is being done there.

Attorney Michael hayes reminded the room that public comment is only for comments or statements. It is not a question-and-answer session.

A resident asked what is going to take place with the sauna with the men's area. Mr. Caddigan will address his comment after the meeting.

Commissioner's Comments

Commissioner O'Donovan stated we are looking forward to pool season and a great summer. We have a lot of great events coming up.

Closed Session

Commissioner Cuba moved to go to closed session pursuant to section 5ILCS 120/2 (c)(1) to consider the appointment, employment, compensation, discipline, performance or dismissal of a specific employees or legal counsel and (11) Discussion of Pending, Probable, or Imminent Litigation. Seconded by Commissioner O'Donovan and carried by a unanimous vote.

Reconvene to the Regular Meeting

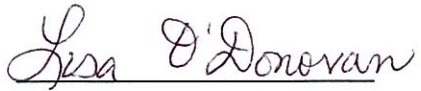
Commissioner Cuba moved to reconvene the Regular Meeting seconded by Commissioner O'Donovan and carried by a unanimous roll call vote. The Regular Meeting was reconvened at 7:02pm.

Action on closed session items:

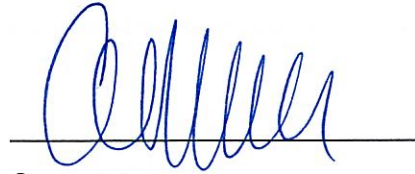
Commissioner Cuba moved to authorize offering of Directors contract as discussed in closed session. Seconded by Commissioner O'Donovan.

Adjourn

Commissioner Cuba moved to Adjourn to the May 21, 2025, regular meeting seconded by Commissioner O'Donovan and carried by a unanimous roll call vote. The meeting adjourned at 7:04pm.



President



Secretary

KAJ;kaj4/17/25