

Lockport Township Park District
Park Board Minutes
February 24, 2025

Regular meeting of the Board of Commissioners of the Lockport Township Park District was held on Monday, February 24, 2025 at 7:00 p.m. at Dellwood Park Community Center, 1811 Lawrence Avenue, Lockport, IL 60441 followed by the Pledge of Allegiance

Upon calling roll, the following Commissioners were present:

Jeff Rigoni
Don Bauer
Max Woods
Paul Nobis
Patrick Maier

Also, present were:

Bill Riordan, Executive Director
Dave Herman, Director of Recreation
Nathan Krusinski, Business Manager
Ken Tondini, Director of Park Services
Pete Hall, Director of Facilities, Projects & Planning
John Waxweiler, Director of Public Safety
Ben Ragle, Challenge Fitness Facility Manager
Gina Madden, Attorney
Lisa Bruni, Board Recording Secretary
Jennifer Williams, Aquatics/Fitness Supervisor
Steve Lunde, Director of Golf Course Operations
Jeff Schenk, Sergeant

Motion made by Commissioner Don Bauer, second by Commissioner Paul Nobis to approve consent agenda for the following:

- Minutes of January 27, 2025
- Bills & Payrolls

Roll call results were as follows:

Ayes: Jeff Rigoni, Don Bauer, Max Woods, Paul Nobis, Patrick Maier

Nays: None

The Motion Was Duly Carried

Disbursement checks issued and recorded in the accounts payable journal for January 2025 for the following funds:

General Fund	142,991.38
Museum Fund	1,791.45
Police Fund	16,185.41
Audit Fund	940.00
Recreation Fund	134,051.96
Chaney Pool Fund	934.39
Heritage Falls Water Park Fund	1,145.64
Challenge Fitness	68,566.02
Prairie Bluff Public Golf Club	67,189.16
Special Recreation	2,298.63
Construction	93,611.62
Debt Services	<u>217,872.89</u>
Total	\$747,578.55

Employee payrolls for the month of January 2025 for the following funds:

General Fund	112,597.49
Museum Fund	1,277.63
Police Fund	25,522.21
Recreation Fund	122,466.80
Chaney Pool Fund	744.09
Challenge Fitness	67,182.53
Prairie Bluff Public Golf Club	<u>63,358.53</u>
Total	\$393,149.28

Treasurer's Report

Motion made by Commissioner Max Woods, second by Commissioner Paul Nobis to approve the Treasurer's Report as follows:

- Fiscal Treasurer's Report January 2025
- Cash & Investment Report January 2025

- PPRT Analysis
- Prairie Bluff January 2025
- Round Analysis
- Challenge Fitness January 2025
- License Agreement Payments

A short discussion ensued regarding investments.

Roll call results were as follows:

Ayes: Jeff Rigoni, Paul Nobis, Don Bauer, Max Woods, Patrick Maier

Nays: None

The Motion Was Duly Carried

Correspondence

- Thank you note from a resident for the installation of the new fence at Lions Park.
- Thank you note from Guardian Angels Community Services for the donation for use of the Driving Range facilities at Prairie Bluff.

Attorney's Report

- None

Director's Report

- **Department head meetings**
Continue to meet with Department Heads to prepare for 2025 events and projects.
- **Safety meeting**
We continue to hold safety meetings virtually.
- **Special events**
Attached are the special events through March 2025.
- **2024 Audit**
Representatives from Lauterbach and Amen started the 2024 Audit.
- **Challenge Fitness expansion update**
Pete stated that Phase 2 is well underway. He added that all the mechanical, electrical, plumbing has been roughed in, and the walls have been taped and will be painted when sanding is finished. He stated that all finishes would start to happen after the completion of those tasks.
- **Heritage Falls Water Park update**
Pete explained that we are still waiting on the permit and that we hope to install the liner in the spring after receiving the permit.
- **Dellwood Park bridges**
The application for permit was submitted to IEPA and fees paid before the end of fall. Pete stated that reimbursement for the engineering has been received for the Legislative grant for this project.
- **Crest Hill Memorial Park update**
Pete stated that the project would wrap up in the spring with punch list items.
- **Highland Ridge update**
Pete explained that we would go out to bid in the next few weeks for the park. He added that no mass grading is planned since most of the area that needs to be graded will be on our property.
- **Silo Bend Update**
Pete stated that the bids for the project came in favorable and will be awarded today under new business. Construction will start in early spring.
- **Lago Vista update**
Pete explained that the plans are currently being updated and we will go out to bid for the project next month. He added that the project will not include pickle ball but will have shuffle board, a turf putting green, playground and shade area. Pete stated that we applied for a grant and will receive it for the for the playground equipment at the site. He added that more under drainage would be added to the site to keep the area dry.

- **FCC update**
Pete stated that we are moving forward with grand funds from Will County for the walk in freezer and potential fitness equipment at AF Hill. He added that naming rights for the fitness area or a memorial bench at AF Hill was under discussion at the Counties request. Pete explained that the roof project would start soon.
- **Solar update**
There were not as many solar companies as I would have liked at the conference. Staff will work with a few companies to find the best solution for the DPCC gym.
- **Other capital updates**
The fence project was completed at Lions Park. Staff is working to start the portion of the fence on the concrete at HFWP.
- **State of the City - Lockport**
The State of the City - Lockport was Tuesday February 18th at 11:30 at Rancho Los Guzman. Pete will go over some of the potential subdivisions mentioned and park sites.
- **State of the Village - Romeoville**
The State of the Village – Romeoville is Thursday March 20th at 11:30 at the Romeoville Athletic and Event Center. Please let me know if you plan on attending.
- **Dellwood Foundation Outing**
The “Simulator Golf outing” is Friday May 2, 2025 at Prairie Bluff driving range. Please let me know if you plan on attending.
- **Dellwood Foundation meeting**
I attended the Dellwood Foundation meeting on 2/19/25.
- **Legislative Breakfast**
The Legislative Breakfast was Friday February 21st at Tinley Park Park District.
- **SSPRPA meeting**
I attended the SSPRPA meeting following the Legislative Breakfast. Attached is the flyer from IAPD with 2025 IAPD events
- **All Staff Meeting**
We had our February All Staff meeting on 2/7/25.
- **Meet with Ben Benson**
Pete and I met with Ben Benson to discuss joint projects.
- **Meeting with Patrick Ainsworth**
Pete and I met with the new Community and Economic Development Director of Crest Hill. Patrick was impressed with Prairie Bluff and is excited to work with the Park District.
- **Romeoville Focus Group**
The Village of Romeoville is working on their Strategic Plan. I was part of the focus group for this process.
- **NWCSRA Meeting**
I will be attending the February NWCSRA Board meeting.
- **LABP Meeting**
Staff attended a couple LABP meetings in preparation for the July renewal.
- **Park Parcel**
Bill stated that he has been approached to see if we had any interest in a parcel of land. The parcel is under a half acre and would not make sense to develop. The board agreed and had no strong desire to acquire the land.
- **Statement of Economic Interest**
You will be receiving an email to complete your annual Economic Interest. The filing deadline is May 1, 2025.
- **Paycom**
Staff is implementing the onboarding, training and communication features of Paycom.
- **Park Services**
Bill stated that Aaron Mata has left Park Services and that the District will be looking for a replacement for his position.

Unfinished Business:

A. Approve Purchasing Policy

Attached is a draft of the new Purchasing and Bill Payment Policy prepared by staff in effort to simplify this policy. Staff feels the purchasing authority is much more simplified from our current policy. Added to this policy are definitions for "General Operating Purchases" and Capital Assets and Purchases". Lastly, staff included the actual State Statute numbers for quick reference.

Also attached is the "Red Line" version of the purchasing policy approved at the March 25, 2024 meeting for reference.

The new purchasing and bill payment policy was presented to the board at the January Board meeting to review.

Staff recommends approving the purchasing and bill payment policy as presented.

Motion made by Commissioner Patrick Maier, second by Commissioner Paul Nobis to approve the purchasing and bill payment policy as presented.

Roll call results were as follows:

Ayes: Jeff Rigoni, Paul Nobis, Don Bauer, Max Woods, Patrick Maier

Nays: None

The Motion Was Duly Carried

New Business:

A. Adopt Resolution 2025-2 Oak Valley Park Developer Donation

Oak Valley subdivision is located just north of 151st Street and a couple blocks east of Farrell Rd. The developer is donating a parcel to the Park District that abuts to Creekside Park. The plan is install a large park to service both subdivisions.

Attached is Resolution 2025-2 approving the agreement for land and cash contributions for public parks with Calatlantic Group LLC regarding the Oak Valley development. Exhibit "A" is the developer contribution agreement. Attorney Madden has prepared this agreement.

Staff recommends adopting Resolution 2025-2 approving the agreement for land and cash contributions for public parks with Calatlantic Group, LLC a/k/a Lennar regarding the Oak Valley Development.

Motion made by Commissioner Don Bauer, second by Commissioner Max Woods to adopt Resolution 2025-2 approving the agreement for land and cash contributions for public parks with Calatlantic Group, LLC a/k/a Lennar regarding the Oak Valley Development.

Roll call results were as follows:

Ayes: Jeff Rigoni, Paul Nobis, Don Bauer, Max Woods, Patrick Maier

Nays: None

The Motion Was Duly Carried

B. Approve Pond Treatments

There are seven ponds the Park District owns that are treated annually through McCloud Aquatics. McCloud Aquatics visits the ponds bi-weekly from April to October. They have been treating our ponds for 20+ years. McCloud Aquatics is offering a 5% pre-payment discount for their standard treatments. Staff is looking for approval from the Board for the treatment of seven ponds in the amount of \$18,305.00. This is the net amount less the 5% prepayment if paid by March 31st.

Staff recommends approving the proposal from McCloud Aquatics in the amount of \$18,305.00 for the treatment of seven ponds for the 2025 season.

Motion made by Commissioner Max Woods, second by Commissioner Paul Nobis to approve the proposal from McCloud Aquatics in the amount of \$18,305.00 for the treatment of 7 ponds for the 2025 season.

Roll call results were as follows:

Ayes: Jeff Rigoni, Paul Nobis, Don Bauer, Max Woods, Patrick Maier

Nays: None

The Motion Was Duly Carried

C. Ratification and approval of the Independent Contractor Agreement for the Hayride of Horror Event

As disused at the 2025 Budget Workshop due to the popularity of the Hayride of Horror event, it is in the best interest of the Park District to contract out the actor portion of this event. This agreement was prepared by Attorney Madden and reviewed Living Dead Girl LLC's attorney. The agreement will be retroactive to 1/1/25

Staff recommends ratifying and approving the Independent Contractor Agreement with Living Dead Girl, LLC for the Hayride of Horror event retroactive to January 1, 2025.

Motion made by Commissioner Paul Nobis, second by Commissioner Patrick Maier to ratify and approve the Independent Contractor Agreement with Living Dead Girl, LLC for the Hayride of Horror event retroactive to January 1, 2025.

A short discussion ensued regarding the agreement.

Roll call results were as follows:

Ayes: Jeff Rigoni, Paul Nobis, Don Bauer, Max Woods, Patrick Maier

Nays: None

The Motion Was Duly Carried

D. Accept Low Responsible Bid and Approve Contract for F450 with Medium KC Body

The Ford F450's are no longer part of the State Bid process. Therefore, we went out to bid for a F450 chassis with KC Body with medium roof on February 3rd with the bid opening on Thursday February 13th at 10:01 am. There were four vendors that took out bid packages with two vendors actually turning in bids. Attached are the bid results. Both bidders meet or exceed the bid specifications. The specifications call for the delivery of the vehicle unfitted with the body by December 15, 2025. There is \$95,000 in the 2025 budget for the purchase of this vehicle.

Currie Motors Fleet was the low bid in the amount of \$91,421.00. Staff is looking to potentially upgrade the bumper at an estimated cost of \$850.

Staff recommends accepting the low responsible bid and approving the contract with Currie Motors Fleet for the purchase of a F450 with KC body with medium roof in the amount not to exceed \$93,000.00.

Motion made by Commissioner Paul Nobis, second by Commissioner Patrick Maier to accept the low responsible bid and approving the contract with Currie Motors Fleet for the purchase of a F450 with KC body with medium roof in the amount not to exceed \$93,000.00.

Roll call results were as follows:

Ayes: Jeff Rigoni, Paul Nobis, Don Bauer, Max Woods, Patrick Maier

Nays: None

The Motion Was Duly Carried

E. Accept Low Responsible Bid and Approve Contract for Silo Bend Park Site

As discussed at the 2025 Budget meeting we are developing Silo Bend Park. We received 7 acres from the developer for this park site. The scope of the project that was bid out was for the installation of the playground, the installation of the pavilion, the looping of the walking path and installation of a parking lot. We will bid out the construction of a storage garage and bathroom separately from this contract. There is \$800,000 in the 2025 budget for this project. Just a reminder the Board approved the purchase of the playground equipment (\$99,969.52) and the pavilion (\$64,820.00) at the December Board meeting. There are owner items still to be purchased at a later date (benches, tables, grill, park sign, landscaping, garbage cans, etc.) as well as the storage garage and bathroom.

Bids were available to the public on February 4th with the bid opening at 10:01am at DPCC on February 18th. There were 11 contractors that took out bids with six contractors turning in bids. Attached are the bid results with Hacienda Landscaping being the low responsible bidder. Hacienda Landscaping has done multiple projects in the past for the Park District with no issues including the most recent project at Crest Hill Memorial Park.

Staff recommends accepting the low responsible bid and approving the contract with Hacienda Landscaping for the Silo Bend project in the amount of \$474,909.00.

Motion made by Commissioner Max Woods, second by Commissioner Paul Nobis to accept the low responsible bid and approve the contract with Hacienda Landscaping for the Silo Bend project in the amount of \$474,909.00

Roll call results were as follows:

Ayes: Jeff Rigoni, Paul Nobis, Don Bauer, Max Woods, Patrick Maier

Nays: None

The Motion Was Duly Carried

F. Accept Low Responsible Bid and Approve Contract for Walk-in Freezer for Fairmont Community Center

As discussed at the 2025 Budget meeting we received a grant in the amount of \$60,000 to install a walk-in freezer at the Fairmont Community Center. The grant money for this project was paid to the District on January 23, 2025 in the amount of \$60,000. This scope of this project is the purchase and installation of the walk-in freezer, cutting a hole in the wall to access the walk-in freezer and pour a concrete slab to set the walk-in Freezer on. We will work with separate contractors to cut the hole in the wall for the doorway to the walk-in freezer and pour the concrete slab.

Bids were available to the public on February 4th with the bid opening at 9:01am at DPCC on February 18th. There were four contractors that took out bids with two contractors turning in bids bid on time while a third bidder turned in their bid late. Attached are the bid results with Chef Depot DBA Culinary Depot being the low responsible bidder. Chef Depot DBA Culinary

Depot has not done a project with the Park District yet. Pete has talked to the owner and he has just completed a couple similar projects and bidding on another similar walk-in freezer project. They have access to the equipment and are eager to start after the concrete pad is poured. The same equipment was submitted in each of the three bids. This is the biggest portion of this bid as the installation is probably a few hours. Staff is comfortable working with Chef Depot DBA Culinary Depot for this project after conversations with the owner.

Staff recommends accepting the low responsible bid and approving the contract with Chef Depot DBA Culinary Depot for the walk-in freezer project at the Fairmont Community Center in the amount of \$39,297.19.

Motion was made by Commissioner Patrick Maier, second by Commissioner Paul Nobis to accept the low responsible bid and approve the contract with Chef Depot DBA Culinary Depot for the walk-in freezer project at the Fairmont Community Center in the amount of \$39,297.19.

Roll call results were as follows:

Ayes: Jeff Rigoni, Paul Nobis, Don Bauer, Max Woods, Patrick Maier

Nays: None

The Motion Was Duly Carried

G. Approve Purchase of Playground Equipment for Highland Ridge

As discussed at the budget workshop, staff went over the Highland Ridge project. We will be looking to purchase the playground equipment now since it is a long lead item. Attached is the proposal from Play Illinois, LLC playground equipment for Highland Ridge Park. The scope of the project is to install a new playground, just to the west of the existing outdoor fitness equipment. Attached is the layout for this park site with the playground just west of the outdoor fitness equipment on the land we swapped with Combined Assets. The construction documents will be finalized and the plan is to go out to bid early in the spring of 2025. The playground equipment will be purchased directly by the Park District through the Sourcewell purchasing cooperative with the installation to be bid out later in the spring. We will need to purchase the playground equipment now so it will be ready for the awarded contractor for the summer 2025 installation.

The playground equipment is quoted from Play Illinois, LLC through the Sourcewell purchasing cooperative contract # 010521-BUR in the amount of \$49,373.84

Staff recommends approving the purchase of the playground equipment for Highland Ridge Park from Play Illinois, LLC through the Sourcewell purchasing cooperative contract # 010521-BUR in the amount of \$49,373.84.

Motion was made by Commissioner Max Woods, second by Commissioner Don Bauer to approve the purchase of the playground equipment for Highland Ridge Park from Play Illinois, LLC through the Sourcewell purchasing cooperative contract # 010521-BUR in the amount of \$49,373.84.

Roll call results were as follows:

Ayes: Jeff Rigoni, Paul Nobis, Don Bauer, Max Woods, Patrick Maier

Nays: None

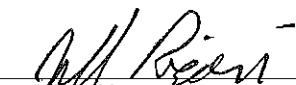
The Motion Was Duly Carried

Commissioner Bauer discussed further options to draw attention to the restaurant at Prairie Bluff. A short discussion ensued and Bill and Pete stated that they met with a lighting contractor earlier in the day to discuss options for lighting the driveway going in and up lighting of the trees, flag pole and main entrance.

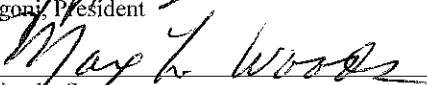
There being no further business to come before the Board, a motion made by Commissioner Paul Nobis, second by Commissioner Max Woods to adjourn at 8:13 p.m.

All Commissioners Present Voted "AYE".

The Motion Was Duly Carried.



Jeff Rigoni, President



Max Woods, Secretary