

Minutes of the Board of Commissioners
Tinley Park-Park District
Tinley Park, Illinois
Held on November 15, 2023

The committee meeting of the Board of Commissioners, Tinley Park-Park District scheduled to be held in the Rickerson Meeting Room of the Bettenhausen Recreation Center on November 15, 2023, was called to order by Commissioner Ryan at 6:01pm.

Commissioners Present: Don Cuba (arrived at 6:03pm)
Bernie O'Boyle
Lisa O'Donovan
Ashley Rubino
Marie Ryan

Others Present: Shawn Roby, Executive Director
Ryan Veldman, Superintendent of Parks
Tom Leeson, Business Manager
Meghan Fenlon, Superintendent of Recreation
Sean Caddigan, Facilities manager
Carol Bradtke, Marketing Manager
Kelly Jones, Board Secretary
Michael Hayes, Attorney
Lisa Drzewiecki, SSSRA

Lisa Drzewiecki, Executive Director of South Suburban Special Recreation Association
Gave a presentation on the SSSRA.

Public Comments

Attorney Michael Hayes reminded all in attendance that the public comment period is time for public comment, it is a chance to address the board it is not 'question and answer', and each speaker may have 3 minutes to speak. These rules apply to both the committee meeting and the regular meeting.

A resident would like to know why the sale of the mental health center property is taking so long. He is asking that 7 days after the sale of the property is complete that the property roads be open for public access. He does not believe the roads are dangerous.

Attorney Michael Hayes reminded everyone that it is illegal to enter the mental health property. It is trespassing and dangerous. Attorney Hayes stated that we must navigate with the state very carefully with insurance and signed waivers to get anyone on that site.

A resident said let us be better not bitter. He said Tinley "Park" says it all. A "Park" is a gift for everyone. Open, green, multi-activities, space for future growth. He said it won't happen overnight. But we all must push and pull the project forward together.

A resident has concerns about a bill that passed in the House of Representatives that excludes the Village from having any input or oversight in the mental health center project. He would like to know what connection to the board- Senator Hastings and Representative Rita have where they can make plans for Tinley Park, exclude the Village, and still not tell the citizens what the plans are.

A resident said Illinois and Tinley Park are going backwards. He said this country was founded to give the government as little power as possible. He said the purpose of the constitution is to give power to the local government and to the people not the government. He said there are laws in Illinois now that are taking power away from municipalities, school boards and park districts.

The resident said Illinois lawmakers are making laws which create big government and take the voice away from the people. He said the people have lost their say in what is being taught to their children and these laws are unconstitutional. He said the state of Illinois is about to pass a law taking away the rights of the village to have any say in what's happening at the mental health center property. The resident said state representatives Hastings & Rita are about to take any oversight by the village and the people for the clean up the development and spending on the Howe Facility, taking away any accountability for this project. He asked, will this put Tinley Park in the position of taxation without representation?

A resident would like to know when there will be a public meeting where the whole community can ask questions and get answers about the mental health center project, the clean-up, and the cost. She also would like answers from Senator Hastings and Representative Rita.

A resident asked about items on the agenda and what the dollar amount is for these items. Mr. Roby stated these amounts will be given before the items are voted on.

Agenda Items for Discussion

23-R-63 Consultant Contract Extension-Boyce Possley

This is the Tinley Park-Park Districts PR consultant. The extension will now go until November 2024, for the total amount of \$72,000.

23-R-64 2024 IAPD Credentials for Annual Meeting

At the IAPD conference the IAPD has an annual business meeting. The TPPD typically, as a member agency, sends someone to that meeting. Credentials need to be provided. We recommend Marie Ryan, Board President, Bernie O'Boyle as the Vice-President, Ashley Rubino as the Secretary, and the alternate Shawn Roby, Executive Director. Typically, one person attends, as they do vote on changes at that meeting.

23-R-65 Travel Resolutions-IAPD Conference

Required by state law to authorize any travel. This conference will be January 25- 27, 2024.

23-R-66 Bank Financial Institution Authorization Update

With the grant funds Tinley Park-Park District's looking to take in. It is recommended to have a separate bank account, so you do not co-mingle funds. We have decided the smarter route

would be to just use a separate bank. What is being authorized is two additional banks, so that we have the authorization and will put that money into a separate account, so it is completely separated out as we go through the audit process. This is no different than what is done with other grants we have received. We typically just use another bank account, but for the sum of money we are taking in it makes more sense to go into a different institution all together, just to keep things separate.

23-R-67 Authorize Director to enter a Security Agreement under JPMC (Joint Purchasing Master Contract) Security Services 22-416 CMS-BOSS4-P-39739 For Former Mental Health Site with Allied Universal

Like a co-operative, when the state bids on something we have the ability as government agencies to access the agreement that was already pre-bid. This will authorize Shawn Roby to enter into an agreement. This will be a short-term solution. The only reason you have security on the site is because there are multiple empty buildings and environmental conditions. We do want to continue the current security profile. We are also in the process of investigating and bidding out a fence to encapsulate the entire property. To prevent people from entering the site. The roads are in terrible shape with large potholes. The site is very dangerous, we want to keep everyone off the site until it is safe. The rates for security are set by region in this contract so the following items are specific to the cost of the agreement on a weekly basis:

* 168 hours of coverage x \$34.05 = \$5,720.40/week

* 30.25/day for their vehicle

* \$199/month for Helix (check-in system around property)

The current site is in terrible shape with extensive overgrowth. We recently awarded Homer to cut back the overgrowth which will help with testing and security. This resolution will authorize Shawn Roby, with the Attorneys help, to enter an agreement to put security in place.

We are planning to take ownership of the property in mid-December, and we must have security in place when you take ownership.

23-R-68 Pollution Liability Insurance for Former Mental Health Site Connor & Gallagher

Our current insurance company PDRMA (Park District Risk Management Agency) has exclusions for pre-existing pollution that would not provide us with coverage in the event someone claimed a pollution injury. If someone is on the site and breaks a leg, we are covered under PDRMA as we are for all other properties. But due to the Pollution Exclusion we need additional coverage. There are two types of coverage that were recommended. The first was pollution liability coverage associated with owning the site and someone claiming injury due to pollution. The second was basically an umbrella policy to provide coverage should a contractor do something that causes an issue. While the contractor will have insurance coverage to work on the site, we want to make sure the district is covered just in case. The proposal is for \$86,735 which will cover both insurance issues related to the property.

The roof project is completed. With a 25-year warranty.

As a reminder the roof project as a complete removal and replace would have been around \$1 million dollars and by using the coating system we were able to save the district \$600,000 in cost and provide the same warranty as if we did a remove and replace.

Commissioner O'Donovan asked Mr. Roby to clarify that the security agreement, the fencing, tetra tech, Homer tree & brush clearing, and legal fees associated with the remediation are all planned to come out of the grant funds when they come through.

23-R-69 Approval to Declare Estimate of 2023 Tax Levy in the amount of \$5,288,000

Tom Leeson, Business Manager gave a presentation.

The CPI (Consumer Price Index) for the 2023 levy year is 6.5%. The Park District's levy has traditionally been at just below 5% knowing that the request would be reduced to the CPI limit. Last year, even though CPI was above 5% the Park District kept the levy at just below 5% and will do that again this year.

Commissioner Cuba moved to adjourn the meeting at 6:57pm, seconded by Commissioner Rubino by unanimous roll call vote.