

MINUTES OF THE BOARD OF COMMISSIONERS
TINLEY PARK-PARK DISTRICT
COMMITTEE MEETING
TINLEY PARK, ILLINOIS
HELD ON DECEMBER 20, 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 December 20, 2023, was called to order by Commissioner Ryan at 6:03pm.

Commissioners Present: 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, Facility Manager
Carol Bradtke, Marketing Manager
Kelly Jones, Board Secretary
Burt Odelson, Attorney
Michael Hayes, Attorney

Public Comments

None

A Zoom call Remediation Update from Renee Cipriano, Environmental Expert and former Director of the Illinois Environmental Protection Agency and Elizabeth Harvey, an Environmental Attorney from Swanson, Martin & Bell LLP.

Renee Cipriano spoke of:

- The Brownfield application
- The role of IEPA as it relates to the project. (regulator and partner)
- The Office of site evaluation sits within the agencies bureau of lands. They have programs to assist communities with Brownfield activities- they take properties that are underutilized or abandoned and help communities address any pollution related issues that are located on the property and turn them back into something that can be used by the community and public.
- One of the programs is the Targeted Brownfield Assessment – offers to the community free of charge assistance with a number of different activities such as investigating environmental conditions at the site, sampling, helping the community evaluate its clean up options, etc. We have submitted a brownfield application to them so that they can consider our request to assist us with the property. The benefit of having IL EPA come in and assist is those are dollars that we do not have to spend out of our grant money. Sampling, investigating, & considering options are expensive IEPA will do the work for us and with us thereby offsetting the cost we would face if we just had Tetra Tech perform it on their own.

The application was submitted December 19th, 2023.

We have asked them to, if they agree to provide this service to us, concentrate on specific areas on the site where we have unknown fill material. This work would be done completely free of charge to us. That money can now go to something else. This is a real benefit all around. It allows us to really partner with the Illinois EPA as we pursue remediation and redevelopment of the property. We should hear back from them in the first quarter of 2024.

Elizabeth Harvey updated the board on a number of items:

- She believes the project is going very smoothly and moving quite quickly. It can be frustrating because there are a lot of moving parts and this whole process can be complicated because we are dealing with IEPA and other state agencies, but we are working diligently and moving forward but based on her experience its actually going very smoothly and quite quickly.

- Last week, the Illinois Department of Natural Resources determined that the Remediate 280 project is unlikely to have any adverse effects on endangered species or sites listed on the natural areas inventory. There are a number of state laws that require that state agencies must consider potentially adverse effects on endangered species and natural sites when they are going through and making determinations on things like Brownfields and no further remediations letters. We requested from IDNR a natural resources consultation and they use databases to determine if there are protected resources on the site or in the vicinity of the site. They then decide whether further or additional consideration or investigation needs to be done. IDNR has determined that there are no adverse effects on the site. The terminology they use is the consultation is terminated meaning no more investigation needs to be done. This is a good thing. This consultation is good for 2 years.

- We are soliciting bids for the removal of some remaining underground storage tanks (UST's) so that we can have them removed properly and ensure there is no contamination from gasoline or oil products that were previously stored in those storage tanks. We are not aware of any but there is a specific process that you must undergo when removing a tank and that includes an on-site direct supervision by the Office of the State Fire Marshall and the Illinois Environmental Protection Agency. They will be onsite when the selected contractor is doing the work required by and directed by OSFM and IEPA. This will ensure that everything is done correctly.

- Combined bid for asbestos removal and demolition of the structures. This will be done in steps and phases. Asbestos abatement must happen before demolition of the structures.

- Bid for Third party air quality monitoring which is a requirement that a neutral third party come in to monitor the air quality while doing asbestos abatement and demolition. These are important steps that we are really moving forward on.

- We expect the bids for UST removal and the Third-Party Air Quality to be let in mid-January.

The UST work can start within 30 days of selecting a contractor, often earlier. The UST are dependent on the availability of agency personnel from both OSFM and IEPA because they are required to be on site. You cannot do the removal until those personnel can be there. This can delay things.

The Third-Party Air Quality the actual air monitoring will not begin until we are doing asbestos abatement and demolition.

Burt Odelson spoke of:

- Vegetation cleanup- will be done by the end of the year.

Commissioner O'Boyle, having recently visited the property, stated that it looks amazing! He said you do not realize how many Buildings are on the property because you could not see them. Now it is wide open, and you can see all sixty-four buildings and the playground. He said this will make it easier for security.

Commissioner O'Boyle was impressed with the vegetation clean-up job. He felt the workers cared about the job and did more than was needed.

Executive Director Shawn Roby reminded the board only about 50% of the site is being cleared at this point to give access to what needs to be gotten too.

The big bid for the asbestos removal and the demolition which will cost millions of dollars we are required by the grant to let the bid and then leave it out for 30 days before awarding to the lowest responsible bidder. We are looking at the end of January or early February.

The IDNR and the Illinois Historic Preservation Office must sign off on our grant before the state will. IDNR has already signed off on our grant and today Burt and Shawn Roby had a phone call with the Historic Preservation Office. We now have a memorandum of understanding from the Historic Preservation Department and we should have a sign off from them after Christmas. Due to the asbestos and change of use, they will not stand in our way. Because of this we have to promise to return to them when we are ready to develop the property and share with them our plans and they will need to sign off on them.

-CMS has extended our access agreement until the end of January, which is when we are expecting the property to be transferred to us. This is good news for us because we really wanted to get the grant done first to get money flowing into the accounts we opened, before the property transferred. Right now, the security and other things going on- on the property are still being funded by the state. Through the help of our state representatives and state senator, we have been successful in working with the state in saving us and the taxpayers money.

Agenda Items for Discussion Executive Director Roby:

23-R-70 Salary Range & 23-R-71 Salary Pool

We have a minimum wage increase every year, which was instituted in 2019 starting in 2020. Every year on January 1st we must go up by a \$1 to the minimum wage level. That has a snowball effect on other wages over time and so we review this every year.

23-R-72 WWC Chemical Controller Aqua-Fection Inc. \$9,880.00

Late summer, we had to replace one of the chemical controllers at the water park because it was not working properly. We could not get parts for it, so we switched it out. Now, we want to switch the other one so that we have two new controllers. We will save \$1,000 dollars if we finish this before the end of year. The cost will go up by 10% January 1, 2024.

23-R-74 Portable Bathroom Extension Portable Restroom Contract Service Sanitation, INC \$80,955.00

We have asked for an extension, and they agreed. It is a little under \$27,000 a year for the total cost 2024, 2025 & 2026 that represents 36 portalets and 25 parks 5 parks are year-round because of the activities in that park.

23-R-75 Appointing a New Efficiency Committee Member

We are going to begin to hold our Efficiency Committee Meetings after the first of the year. The committee is made up of all five board members and Shawn Roby, Executive Director. The two public

members are the minimum and if one of them is unable to attend we are unable to hold a meeting. It makes more sense to have a third public member on this state mandated board. We are planning to add Alan Grzyb to the board.

2023 Tax Levy Reduction Ordinance

If there is an issue where they need to reduce the levy for any reason, we tell them what fund we want them to reduce. We have used the corporate fund for the last couple of years. We are keeping it in the corporate fund so if there is a reduction it is 100%.

2023 Tax Levy

Based on last year's extension, it will be a 0% increase on the taxes for the taxpayers.

Bill from Village for Races

We have been billed for all three of our races this year. We have never been billed for this in the past. These races have been run for over 20 years. Each bill was over \$1,100 for Public Works labor for putting up barricades removing them, EMA and police officers that were there for the actual race day. Burt Odelson, attorney commented that this is highly unusual for one unit of government to bill another unit of government within that unit of government because you are actually billing the taxpayers themselves twice.

Commissioner O'Donovan moved to adjourn the meeting at 6:40pm, seconded by Commissioner O'Boyle by unanimous roll call vote.

KAJ:kaj 12/21/23