

*Lockport Township Park District
Park Board Minutes
March 24, 2025*

Regular meeting of the Board of Commissioners of the Lockport Township Park District was held on Monday, March 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
Steve Lunde, Director of Golf Course Operations
Jeff Schenk, Sergeant

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

- Minutes of February 24, 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 February 2025 for the following funds:

General Fund	34,050.80
Museum Fund	3,450.22
Police Fund	11,794.04
Liability Fund	3,532.64
Recreation Fund	154,466.42
Chaney Pool Fund	1,507.24
Heritage Falls Water Park Fund	6,047.31
Challenge Fitness	33,914.72
Prairie Bluff Public Golf Club	115,729.87
Construction	<u>267,252.09</u>
Total	\$631,745.35

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

General Fund	120,257.29
Museum Fund	1,232.00
Police Fund	25,577.56
Recreation Fund	151,446.72
Chaney Pool Fund	746.64
Heritage Falls Water Park Fund	746.64
Challenge Fitness	78,481.62
Prairie Bluff Public Golf Club	<u>72,281.09</u>
Total	\$450,769.56

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 February 2025
- Cash & Investment Report February 2025
- PPRT Analysis

- Prairie Bluff February 2025
- Round Analysis
- Challenge Fitness February 2025
- License Agreement Payments
- GFOA Awards

A short discussion ensued with regards to Money Market and CD funds.

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

- None

Attorney's Report

- None

Director's Report

- **Department head meetings**
Continue to meet with Department Heads to prepare for 2025 events, projects and transition for Recreation and Police.
- **Safety meeting**
We continue to hold safety meetings virtually.
- **Special events**
Attached are the special events through April 2025.
- **Irish Fling**
Commissioner Bauer and staff attended the Irish Fling at Prairie Bluff.
- **2024 Audit**
The 2024 Audit is wrapping up with representatives from Lauterbach and Amen slated to be at the May Board meeting to present the 2024 Audit.
- **Challenge Fitness expansion update**
The phase II portion of the project is moving along with the grand opening celebration scheduled for May 17, 2025. Pete added that the drywall is complete and the ceiling grid and the mechanical, electrical and plumbing is finishing up. Floors and case work will be complete at end of next month.
- **Heritage Falls Water Park update**
We received the permit to install the liner at Heritage Falls. Pete stated that the materials arrived last Friday and the contractor was starting on the liner today. He added that the process to install the liner will take about 3-3 ½ weeks.
- **Dellwood Park bridges**
IDNR is reviewing the permit application.
- **Crest Hill Memorial Park update**
Pete stated that the project will wrap up in the spring with punch list items.
- **Highland Ridge update**
The awarding of the playground installation is under new business this month with an estimated start of construction in a couple months.
- **Silo Bend Update**
The playground equipment is scheduled to be delivered in mid-April with construction to start at that time.
- **Lago Vista update**
Pete explained that the concept has been finalized. The plan is to be out to bid shortly with the award of the contract at the April Board meeting.
- **FCC update**
Staff has dug out and stoned the section for the concrete pad. Pete stated he is working with a couple contractors for the inside prep work. He added that the walk-in-freezer will be placed after the concrete pad is poured and cured and

the other portion of the project will be starting with cameras and kitchen renovation. Pete explained that the roof will be done when the weather is warmer.

- **Solar update**
Bill stated that he and Pete are looking into going out to bid for the project. He added that it would eliminate the cost of the solar contractor providing the service. A discussion took place with regard to the state and federal rebates, warranties on the panels and the locations of the panels on the DPCC roof. Bill stated that they will continue to work on information for the bid packet.
- **Other capital updates**
Staff is working to start the portion of the fence on the concrete at HFWP.
- **Legislative Grants**
Staff has submitted various projects to our local legislators for the upcoming budget. Attached is a letter from Senator Ventura on the release of three projects from last year in the amount of \$200,000.
- **State of the Village - Romeoville**
Commissioners and staff attended the State of the Village – Romeoville.
- **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.
- **SSPRPA meeting**
Pete and I attended the SSPRPA meeting in Bolingbrook to prepare for the Legislative Conference.
- **Legislative Conference**
Parks Day is April 29th and the Legislative Conference is April 30th in Springfield. Pam and Lisa will be at the table in the Capitol Building. Commissioners Rigoni and Maier will be attending along with and Pete and I.
- **All Staff Meeting**
We will have the last All Staff meeting on 3/26/25 before we take a break for the summer.
- **NWCSRA Meeting**
I will be attending the March NWCSRA Board meeting.
- **LABP Meeting**
Staff attended a couple LABP meetings in preparation for the July renewal. The renewal is trending under national trends at this time.
- **AI Chat Bot**
Staff met with an AI company at the conference and instituted an AI Chat Bot on our website in early March.
- **NIMEC Bid Opening**
The Bid opening was very unfavorable with a 47% increase on the usage side. Staff is working with NIMEC to switch to a floating rate and adjust when power is being used on site. When conditions improve, we can lock into a fixed rate later.
- **Paycom**
Staff is implementing the onboarding, training and communication features of Paycom.

Unfinished Business:

- A. None

New Business:

A. Accept Low Responsible Bid and Approve Contract for Highland Ridge Park Site

As discussed at the 2025 Budget meeting we are developing Highland Ridge Park. The scope of the project that was bid out was for the installation of the playground and a concrete walkway to the sidewalk by the outdoor fitness equipment. There is \$200,000 in the 2025 budget for this playground project. Just a reminder the Board approved the purchase of the playground equipment (\$49,373.84) at last month's Board meeting. There are owner items still to be purchased later (benches, park sign, garbage cans, etc.).

Bids were available to the public on March 3rd with the bid opening at 10:01am at DPCC on March 18th. 3 contractors turned in bids. Attached are the bid results with George's Landscaping, Inc. being the low responsible bidder. George's Landscaping, Inc. has done multiple projects (Willow Walk, Clover Ridge, Sunset Park, etc.) in the past for the Park District with no issues.

Staff recommends accepting the low responsible bid and approving the contract with George's Landscaping, Inc. for the Highland Ridge Park project in the amount of \$115,350.00.

Motion made by Commissioner Paul Nobis, second by Commissioner Patrick Maier to accept the low responsible bid and approving the contract with George's Landscaping, Inc. for the Highland Ridge Park project in the amount of \$115,350.00.

A discussion ensued with regards to a death in the company and that it may affect George's Landscaping being able to complete the project. Bill stated that they would then revert to the next lowest bid and ratify with the Board at the next meeting if that happened.

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 Turf Purchase for Lago Vista Park Putting Green

As discussed at the 2025 Budget meeting we are renovating Lago Vista Park site. Part of the scope of this project is installing a new synthetic turf putting green. Attached is a proposal from Forever Lawn for the purchasing of the material and the installation of the putting green through the Sourcewell Purchasing Cooperative contract # 031622-FVL in the amount of \$42,454.10.

Also attached is a rendering of the new park site.

Staff recommends approving the proposal from Forever Lawn through the Sourcewell Purchasing Cooperative contract #031622-FVL for the Lago Vista putting green in the amount of \$42,454.10.

Motion made by Commissioner Don Bauer, second by Commissioner Paul Nobis to approve the proposal from Forever Lawn through the Sourcewell Purchasing Cooperative contract #031622-FVL for the Lago Vista putting green in the amount of \$42,454.10

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. Approve Material Storage Building Proposal

As discussed at the 2025 Budget meeting we will be installing a material storage building at the Route 53 shop. There will be multiple storage bins, with the primary storage areas for road salt. There is \$180,000 in the 2025 budget for this project. The current installed price through the Sourcewell Purchasing Cooperative design/build contract #0721223-BRT is \$171,895.00. Please note there is a \$2,000 allowance in this price for freight that will be updated and reflected in the final price based on the actual freight costs. The quote includes all labor at prevailing wage rates. The biggest unknown is the tariffs. The building is fabricated in Canada and could be impacted by tariffs. If the tariffs were to go into effect, we would have a couple options:

- The vendor will provide us with a detailed list of materials impacted by the tariffs and we can pay that difference. This is estimated at \$26,330.08. If there were 50% tariffs imposed, this amount could increase to just under \$40,000.
- The other option is to hold off on the covered portion of the project until the tariffs are lifted.

Going a different route, the costs would exceed this proposal with the 50% tariff increases. Staff recommends moving forward with this proposal and make the appropriate decision based on the longevity of the tariffs if imposed.

Staff recommends approving the proposal from Greystone Construction through the Sourcewell Purchasing Cooperative as presented.

Motion made by Commissioner Max Woods, second by Commissioner Paul Nobis to approve the proposal from Greystone Construction through the Sourcewell Purchasing Cooperative 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

D. Approve Summer Highlights Proposal

Attached is the proposal for the Summer Highlights from Viso Graphics for 46,000 brochures. This is a 24-page full color brochure. Prior to 2020, we sent out 3 large seasonal brochures. Instead, we do a Summer Highlights brochure as well as 2 Senior Newsletters.

The Summer Highlights will be out in mid-April.

Staff recommends approving the proposal from Viso Graphic for the 2025 Summer Highlights in the amount of \$18,875.23.

Motion made by Commissioner Max Woods, second by Commissioner Paul Nobis to approve the proposal from Viso Graphic for the 2025 Summer Highlights in the amount of \$18,875.23.

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. Approve Joint Infrastructure Repairs with City of Lockport

In the 2025 Budget, we have \$100,000 for infrastructure improvements for joint projects with the City of Lockport. The City received a grant for these improvements with a good portion of the project on Park District property.

Staff recommends approving the invoice from the City of Lockport for 2025 infrastructure repairs in the amount of \$100,000.

Motion made by Commissioner Paul Nobis, second by Commissioner Patrick Maier to approve the invoice from the City of Lockport for 2025 infrastructure repairs in the amount of \$100,000.

A short discussion ensued with regards to the project.

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. Approve Farm License

Attached is the farm license agreement with Stewart Spreading. The Park District has worked with Stewart Spreading since 2010. The license area is approximately 22 acres south of the garage and soccer fields. The Park District will receive \$200/tillable acre. The term of the agreement is for 1 year beginning retroactively on January 1, 2025 and ending on December 31, 2025. The 1-year agreement will give us an opportunity to expand this area with additional fields in the near future if needed.

This is the same agreement prepared by Attorney Madden last year with new dates.

Staff recommends approving the Farm License with Stewart Spreading as presented.

Motion was made by Commissioner Don Bauer, second by Commissioner Paul Nobis to approve the Farm License with Stewart Spreading as presented.

Roll call results were as follows:

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

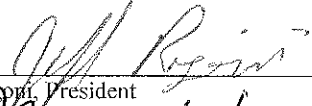
Nays: None

The Motion Was Duly Carried

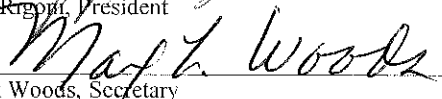
There being no further business to come before the Board, a motion made by Commissioner Max Woods, second by Commissioner Paul Nobis to adjourn at 7:46 p.m.

All Commissioners Present Voted "AYE".

The Motion Was Duly Carried.



Jeff Rigoni, President



Max Woods, Secretary