

*Lockport Township Park District  
Park Board Minutes  
April 28, 2025*

Regular meeting of the Board of Commissioners of the Lockport Township Park District was held on Monday, April 28, 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  
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  
Jennifer Williams, Aquatics/Fitness Supervisor  
Jeff Schenk, Sergeant

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

- Minutes of March 24, 2025
- Bills & Payrolls

Roll call results were as follows:

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

Nays: None

The Motion Was Duly Carried

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

General Fund	640,856.83
Museum Fund	922.95
Police Fund	9,732.68
Audit Fund	13,950.00
Liability Fund	72,871.38
Recreation Fund	319,423.28
Chaney Pool Fund	741.46
Heritage Falls Water Park Fund	13,414.56
Challenge Fitness	85,309.97
Prairie Bluff Public Golf Club	162,536.88
Construction Fund	210,019.99
Grant Fund	890.30
Total	\$1,530,670.28

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

General Fund	107,654.47
Museum Fund	1,576.00
Police Fund	37,524.77
Recreation Fund	154,435.46
Chaney Pool Fund	746.64
Heritage Falls Water Park Fund	746.64
Challenge Fitness	82,866.34
Prairie Bluff Public Golf Club	76,447.21
Total	\$461,997.53

**Treasurer's Report**

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

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

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

A short discussion ensued with regards to PPRT analysis.

Roll call results were as follows:

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

Nays: None

The Motion Was Duly Carried

#### **Correspondence**

- Thank you note from Happy Hands Preschool to Chase Carmen for donating two pickle ball lessons for their 2025 Fashion Show.
- Thank you note from West Suburban Chapter for Bunco for Breast Cancer for the Park District's donation to their annual Bunco event.

#### **Attorney's Report**

- **Oak Creek**  
Attorney Madden stated that the petition for division is underway. She met with the County about the additional pin for the property and the Mapping Department has begun the division process. The homeowners will then have two pins for their property and it will be their responsibility to get them combined if they so choose.

#### **Director's Report**

- **Department head meetings**  
Continue to meet with Department Heads to prepare for 2025 events, projects and transition for Recreation and Police Departments.
- **Safety meeting**  
We continue to hold safety meetings virtually.
- **Special events**  
Attached are the special events through May 2025.
- **Dellwood Foundation outing**  
The Dellwood Foundation outing is Friday May 2<sup>nd</sup> at the diving range.
- **Summer outings**  
Attached is the list of the summer outings for IAPD and the LTHS Foundation. Please let me know who plans to attend which events.
- **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. Bill added that the presentation could be pushed to the June Board meeting if the information needed from IMRF is not received shortly.
- **Retirements**  
There will be three full-time employees retiring in the next couple of months.
- **Park Services Staff**  
We will be hiring a replacement for a staff member that recently resigned. This employee is finishing HVAC School next month and will be starting with us full-time in the middle of May.
- **Challenge Fitness Grand Re-opening**  
The grand re-opening event is Saturday May 17 with the ribbon cutting shortly after 10:00 am. Attached is the flyer for the event as well as the list of local officials that were invited.
- **Challenge Fitness expansion update**  
Pete explained that the contractors are currently finishing the paint and ceiling installation. The MPE has been completed and the floors are going down. Doors, casework and counters will be finishing this week. Cleaning and punch list items will follow and then we can open up the following week.

- **Heritage Falls Water Park update**  
The liner installation is nearly complete. Pete stated that the splash pad will take an addition 3-4 days and that the fencing was taken down today and new fencing will be installed next week. He added that a leak was found at Chaney and a contractor has been hired to find the spot of the leak so it can be fixed before opening.
- **Dellwood Park bridges**  
IDNR is reviewing the permit application and after the initial review, they are requesting additional engineering to be completed before they issue the permit.
- **Crest Hill Memorial Park update**  
The project has a few weeks to complete the punch list items. Pete explained that they were waiting on the asphalt to be completed and can now move forward with the plantings and grass at the project. He added that the playground was opened last Friday.
- **Highland Ridge update**  
The contract was awarded to George's Landscaping. Pete stated that the fencing has been put up and the equipment has been delivered so that project can now begin.
- **Silo Bend update**  
Hacienda Landscaping is planning to start the project after completing a few projects from last year. Pete stated that the playground equipment was delivered and the project will begin once Crest Hill Memorial is complete. This project should be completed in 2 to 3 months.
- **Lago Vista update**  
The award of the contract is under New Business. The playground equipment was removed with the project to start hopefully in a month.
- **FCC update**  
Pete stated that the prep work for the walk-in-freezer project is nearing completion. The concrete pad is poured. The walk-in-freezer will be placed after the concrete pad is cured. The other portion of the project will be starting with cameras and kitchen renovation. The roof will be the last part of this project.
- **Solar update**  
Staff will discuss solar options at DPCC. Bill explained that Pete is looking to start work on the bid documents for the project in the next month or so.
- **Other capital updates**  
Staff is working to start the portion of the fence on the concrete at HFWP. Staff is waiting for the FAA approval for the driving range netting extension.
- **Lockport Township Highway Department**  
Pete and I met with Jim, Alex and Fairmont School District to discuss the 2025 asphalt projects of the Highway Department.
- **Legislative Grants**  
Staff has submitted for various projects to our local legislators and will discuss with them in Springfield
- **Legislative Conference / Parks Day**  
Parks Day is April 29<sup>th</sup> and the Legislative Conference is April 30<sup>th</sup> 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.
- **NRPA 2025**  
The NRPA conference is September 16<sup>th</sup> to 18<sup>th</sup> with registration starting on May 12th. Please let me know ASAP if you plan on going so I can register you on May 12<sup>th</sup>.
- **NWCSRA meeting**  
I attended the April NWCSRA Board meeting.
- **LABP Renewal meeting**  
Staff attended a couple LABP meetings in preparation for the July renewal. The open enrollment meeting is May 14<sup>th</sup>.
- **May Board meeting**  
Just a reminder the May Board meeting is moved up a week due to Memorial Day and will be Monday May 19<sup>th</sup>. At this meeting, we will swear in Patrick and Max as well as the reorganization of the Board.
- **Signature card update**  
With John retiring, we will be updating the signature cards at a couple banks.

- **Autonomous mower demo**

Andrew is testing an autonomous mower on the driving range and has been impressed so far. We will also test the machine at Hassert Park. There are many advantages with this machine including not having to shut the range down. Staff will discuss some options at the meeting. A short discussion ensued with regards to the additional uses for the mower. Bill stated that staff would have a recommendation next month; they plan on meeting with one more vendor before making a recommendation.

- **PDRMA Claims Committee meeting**

I sit on PDRMA's Claims Committee and attended the biannual meeting.

**Unfinished Business:**

**A. None**

**New Business:**

**A. Accept Low Responsible Bid and Approve Contract for Lago Vista Park Renovation**

As discussed at the 2025 Budget meeting we are renovating the Lago Vista Park Site. The scope of the project that was bid out is for the installation of the playground, pavilion, benches, tables, water fountain relocation, flatwork and preparation for the putting green. There is \$350,000 in the 2025 budget for this playground project. There are a number of owner items purchased outside of this bid (playground equipment, putting green installation, pavilion, benches, tables, garbage cans, etc.). The owner items should be under \$150,000.

Bids were available to the public on April 8th with the bid opening at 10:01am at DPCC on April 22<sup>nd</sup>. There were 3 contractors that turned in bids. Attached are the bid results with D&J Landscaping being the low responsible bidder. D&J Landscaping has done multiple projects in the past for the Park District with no issues including Red Oaks Park last year.

Also attached is a letter from the Chicago Laborers' District Council asking the Board to consider awarding the project to the next lowest responsible bidder. Last year we received a similar letter on D&J Landscaping, as they were the low responsible bidder for Red Oaks Park. Attorney Madden did not find any outstanding labor issues with D&J Landscaping last year and the Board approved the contract with D&J Landscaping. Attorney Madden is researching any outstanding labor issues with D&J Landscaping and will update the Board on Monday and issue an opinion on this matter.

Staff recommends accepting the low responsible bid and approving the contract with D&J Landscaping for the Lago Vista Park Renovation project in the amount of \$197,636.00 subject to Attorney review.

Motion made by Commissioner Don Bauer, second by Commissioner Paul Nobis to accept the low responsible bid and approving the contract with D&J Landscaping for the Lago Vista Park Renovation project in the amount of \$197,636.00 subject to Attorney review.

Roll call results were as follows:

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

Nays: None

The Motion Was Duly Carried

**B. Approve Outdoor Fitness Equipment for AF Hill Park**

Early this year we received notification for a grant from the Fairmont Community Partnership Group Inc. in the amount of \$90,000 to install outdoor fitness equipment, soccer goals and a dedication bench. The grant is funded through Will County.

Attached is the proposal from Little Tikes for the fitness equipment picked out by staff and the Fairmont Community Partnership Group, Inc. The equipment will be placed between the playground and the basketball court. Also attached is the MOU for this project with the Fairmont Community Partnership Group, Inc.

Staff recommends approving the proposal from Little Tikes for the outdoor fitness equipment at AF Hill Park in the amount of \$29,612.84.

Motion made by Commissioner Don Bauer, second by Commissioner Paul Nobis to approve the proposal from Little Tikes for the outdoor fitness equipment at AF Hill Park in the amount of \$29,612.84.

A short discussion ensued with regards to the project.

Roll call results were as follows:

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

Nays: None

The Motion Was Duly Carried

**C. Approve Surfacing Installation for AF Hill Park**

The surfacing for the outdoor fitness equipment at AF Hill Park was also part of the grant from the Fairmont Community Partnership Group. Attached is the proposal from Forever Lawn to provide and install the turf surfacing for the outdoor fitness equipment.

Staff recommends approving the proposal from Forever Lawn for the outdoor fitness surfacing at AF Hill Park in the amount of \$23,612.41

Motion made by Commissioner Don Bauer, second by Commissioner Paul Nobis to approve the proposal from Forever Lawn for the outdoor fitness surfacing at AF Hill Park in the amount of \$23,612.41

Roll call results were as follows:

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

Nays: None

The Motion Was Duly Carried

**D. Adopt Ordinance #2025-2 Surplus Equipment**

Throughout the year, we recommend capital items to be declared surplus. These are capital items owned by the Park District that are no longer needed by the District. Declaring these items surplus will give the District the ability to properly dispose of these assets.

Staff recommends adopting Ordinance 2025-2 declaring surplus equipment per attachment dated April 28, 2025.

Motion made by Commissioner Paul Nobis, second by Commissioner Patrick Maier to adopt Ordinance 2025-2 declaring surplus equipment per attachment dated April 28, 2025.

Roll call results were as follows:

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

Nays: None

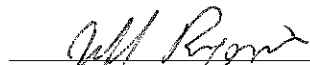
The Motion Was Duly Carried


A short discussion took place regarding banquet booking at Prairie Bluff.

There being no further business to come before the Board, a motion made by Commissioner Paul Nobis, second by Commissioner Don Bauer to adjourn at 7:42 p.m.

All Commissioners Present Voted "AYE".

The Motion Was Duly Carried.

  
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Jeff Rigoni, President

  
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Max Woods, Secretary