

*Lockport Township Park District
Park Board Minutes
June 23, 2025*

Regular meeting of the Board of Commissioners of the Lockport Township Park District was held on Monday, June 23, 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
Nathan Krusinski, Director of Business
Ken Tondini, Director of Park Services
Pete Hall, Director of Facilities, Projects & Planning
Ben Ragle, Director of Recreation
Gina Madden, Attorney
Lisa Bruni, Board Recording Secretary
Steve Lunde, Director of Golf Course Operations
Jeff Schenk, Chief of Police
Courtney Mohr, Lauterback & Amen
Amiee Pardee, Lauterback & Amen

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

- Minutes of May 19, 2025
- Bills & Payrolls

Roll call results were as follows:

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

Nays: None

The Motion Was Duly Carried

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

General Fund	162,767.97
Museum Fund	846.65
Police Fund	17,736.88
Liability Fund	26,919.00
Recreation Fund	479,483.47
Chaney Pool Fund	19,421.28
Heritage Falls Water Park Fund	50,362.64
Challenge Fitness	79,171.86
Prairie Bluff Public Golf Club	208,704.67
Special Recreation Fund	257,500.00
Debit Services	10,543.25
Construction	233,150.40
Grant	<u>56,003.07</u>
Total	\$1,602,611.14

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

General Fund	179,049.72
Museum Fund	2,072.00
Police Fund	58,483.04
Recreation Fund	244,561.43
Chaney Pool Fund	1,195.44
Heritage Falls Water Park Fund	1,195.44
Challenge Fitness	124,433.15
Prairie Bluff Public Golf Club	<u>196,961.79</u>
Total	\$807,952.01

Treasurer's Report

Motion made by Commissioner Paul Nobis second by Commissioner Patrick Maier to approve the Treasurer's Report as follows:

- Fiscal Treasurer's Report May 2025
- Cash & Investment Report May 2025
- PPRT Analysis

- Prairie Bluff May 2025
- Round Analysis
- Challenge Fitness May 2025
- License Agreement Payments

Roll call results were as follows:

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

Nays: None

The Motion Was Duly Carried

Correspondence

- Thank you letter from IAPD for donation for the 2025 Summer Golf Tour.
- Thank you note from a parent for all the time and effort put into making the Soccer Shots season a positive one.

Report of Officers

A. Attorney's Report

- None

B. Secretary's Report

- None

C. President's Report

- None

Director's Report

- **Department head meetings**
I held a Department meeting with Ben and Jeff in their new roles. I am meeting with Ben and Jeff more frequently during the first few months.
- **Exit interviews**
I held exit interviews with the three recently retired staff.
- **Safety meeting**
We continue to hold safety meetings virtually.
- **Special events**
Attached are the special events through July 2025.
- **Juneteenth**
The Juneteenth event was held at AF Hill Park was well attended and staff received many compliments on the event. We had numerous local groups participating in the event.
- **Fireworks**
The fireworks will be held in Dellwood Park on Thursday July 3rd. In addition, there will be 3 shows in Romeoville (Volunteer Park, Lukancic School & Discovery Park) on July 3rd. The shows start after dusk.
- **Dellwood Foundation meeting**
I attended the Dellwood Foundation meeting on 5/21/25. The Board was reorganized at this meeting.
- **Food Pantry extra delivery**
Ben and I met with the group delivering the extra food donated by FCPGI on 6/19/25. This farm-raised food was handed out in addition to the normal food pantry pick up.
- **Summer outings**
Attached is the list of the summer outings for IAPD.
- **Capital Workshop**
I would like to schedule a capital workshop in July to look at the 5-year capital plan in preparation for the 2026 Budget. After Board input it was decided that, the meeting would be held on July 23rd at 10:00 a.m. in the conference room at the DPCC.
- **Legislative incentives**
Attached is a letter from Senator Ventura announcing DCEO grant funding for the bridge under 171. We also received notice for \$175,000 for Chaney Pool liner from Senator Meg Loughran Cappel.

- **Challenge Fitness summer pool shutdown**
Pete explained that they are working on the August shut down dates for the pool area. After consultation, it has been decided not to sandblast the ceiling beams, additional prep work and painting will be done instead. Pete added that the indoor tennis courts would also be shut down at this time for resurfacing.
- **Heritage Falls Water Park update**
Pete stated that the pool is open; we have another leak in the supply line to the slide. He added that it would be fixed at the end of the year along with replacing the chain link section after the pool season.
- **Chaney Pool**
Pete stated that the leak was located and fixed. He said that a permit application is being worked on for the pool liner and chemical control equipment.
- **Dellwood Park bridges**
IDNR is still reviewing the permit application.
- **Crest Hill Memorial Park update**
Pete stated that the playground is open. He added that some trees might need to be replaced as they are under warranty. A meeting will be held next week for a final review of the project.
- **Highland Ridge update**
Pete stated that the project is nearly complete. He added that he is very pleased with the work that was done; once everything is inspected, it will be open.
- **Silo Bend update**
The construction fence is up and work has started for this site.
- **Lago Vista update**
Pete explained that work started in the middle of June for this project and that areas have been dug up and framed out.
- **FCC update**
Pete stated that the grant projects for freezer, kitchen and cameras are all completed. Reimbursement was submitted and approved.
- **AF Hill update**
Pete explained that the outdoor fitness project has started with the goal to be completed the end of June. He added that the equipment has been installed and the turf should be completed in the next couple of days.
- **Solar update**
Bids for the DPCC project will be under new business.
- **Material storage building location**
Pete stated that the material was delivered for the material storage building. He added that the contractor onsite today digging and that they should be pouring the foundation soon. Pete said once the foundation is completed they will backfill the stone and pave. The hoops will be put up after that, Pete explained it is a stepped process. Bill added that the increase due to the tariffs was less than expected, the additional cost was only \$2,000 of which \$1,000 was paid by the Park District and \$1,000 was paid by the manufacturer.
- **Other capital updates**
The poles for the driving range netting were installed. The netting will start next month.
- **Lockport TIF**
I attended the annual TIF meeting for the City of Lockport.
- **NRPA 2025**
The NRPA conference is September 16th to 18th. Please let me know if you plan on going so I can register you.
- **NWCSRA meeting**
I will be attending the June NWCSRA Board meeting.

Unfinished Business:

A. Adopt Resolution #2025-3

As discussed at the budget meeting, staff is looking to change section 5B.06.1.2 of the policy manual. It is customary for the Board to review any changes to the policy manual over two Board meetings. This policy was reviewed last month by the Board without any opposition to the changes.

At the June 22, 2015 Board meeting the Board set an initial amount to be paid to FT employee who opt out of our Health Insurance benefits. The initial amount was set at \$2,000 for those who completely opt out of our health insurance benefits and \$1,000 for those who are eligible for employee + spouse, employee + child(ren) or family coverage but opt for single coverage. Staff is looking to only increase those who are eligible for coverage and completely opt out of these benefits from \$2,000 to \$3,000 effective 7/1/25 when our plan year begins. Currently 7 employees completely opt out of our health insurance benefits. This is a significant savings to the District (5 of the 7 would be family coverage).

Staff recommends adopting Resolution #2025-3 approving the changes to section 5B.06.1.2 of the policy manual as presented.

Motion made by Commissioner Paul Nobis, second by Commissioner Don Bauer to adopt Resolution #2025-3 approving the changes to section 5B.06.1.2 of the policy manual as presented.

Roll call results were as follows:

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

Nays: None

The Motion Was Duly Carried

New Business:

A. Approve 2024 Audit

Courtney Mohr of Lauterback and Amen presented the 2024 Audit findings to the Board of Commissioners. She congratulated the District on receiving the GFOA award for the 2023 Audit and stated that they would help submit the District's application for the 2024 Audit. Courtney stated that their audit opinion was unmodified which is the highest level provided for an audit. She reviewed the Management Letter and one new recommendation. Courtney also reviewed upcoming standards that will be required for the 2025 Audit.

Staff recommends approving the 2024 Audit as presented.

Motion made by Commissioner Don Bauer, second by Commissioner Paul Nobis to approve the 2024 Audit as presented.

A short discussion took place with regards to the employee benefit program.

Roll call results were as follows:

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

Nays: None

The Motion Was Duly Carried

B. Accept Low Responsible Bid and Approve Contract for Solar Project

There is \$800,000 in the 2025 budget to install solar panels throughout the District. At the Budget Workshop, it was decided to move forward with the roof project at DPCC. Attached is a copy of the Notice of Bidding for this project. Bid documents were available by request on June 2, 2025 with the bid opening 9:00am on June 17, 2025.

There are 3 forms of rebates/incentives for solar projects. The Federal incentive is 30% and paid in year 1. The inverter rebate covers the cost of the inverters. This rebate is paid by Comed and is paid in year 1. The inverter rebate is approximately 10% of the cost of the project. The last incentive is from the State of Illinois in the form of SRECs (Solar Renewable Energy Credits). This is approximately 40%-48% of the project. The SRECs are paid out quarterly over 7 years. The total cost of this project is \$481,218. Based on just the incentives the net cost of the project after all rebates are received will be \$57,000 - \$96,000. The estimated savings in our electrical bills is \$25,000 per year, so the project is paying for itself in less than 4 years.

The project comes with a 15-year warranty on the inverters (replacing the inverters 1 time), 30-year power output at 85% on the panels and a 5-year maintenance agreement.

Attached are the bid results for this project. Also attached is the diagram of the solar array. There were 3 contractors that pulled bid documents, but only 1 contractor turned in bids. Windfree Solar is the low responsible bidder. Pete has reviewed the bid form and called the references for Windfree Solar. Windfree has done a number of similar projects for Park Districts. Pete has worked with a number of projects that has used Windfree Solar.

Staff recommends accepting the low responsible bid and approve the contract with Windfree Solar in the amount of \$481,218.00.

Motion made by Commissioner Don Bauer, second by Commissioner Paul Nobis to accept the low responsible bid and approve the contract with Windfree Solar in the amount of \$481,218.00.

A short discussion took place regarding the solar panels.

Roll call results were as follows:

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

Nays: None

The Motion Was Duly Carried

C. Approve Contract to Resurface Tennis Courts

There is \$75,000 in the 2025 budget to resurface the 7 indoor tennis courts at Challenge Fitness. These courts were last resurfaced in 2004 during the Challenge Fitness renovation. The surfacing coating starts to wear in the 10-15-year range. The plan was to resurface the courts in 2020 because the coating started to wear changing the playability of the courts, but with COVID and moving the fitness equipment to one of the tennis courts, we held off on the resurfacing. The appearance may look fine on most courts but the courts are playing fast. There was some damage on the court the fitness equipment was located and damage to some additional areas during the most recent renovation.

Attached is a proposal from U.S. Tennis Court Construction through the USTCC TIPS cooperative contract # 20310401 in the amount of \$76,660. This proposal includes the resurfacing and replacing the center strap anchors and tennis nets. Tennis nets are typically replaced every couple years for the indoor courts (typically every year for outdoor courts). The netting portion of the proposal will be taken out of the tennis supply line item in the operating budget.

Staff recommends approving the proposal from U.S. Tennis Court Construction through the USTCC TIPS contract # 23010401 in the amount of \$76,660.

Motion made by Commissioner Patrick Maier, second by Commissioner Paul Nobis to approve the proposal from U.S. Tennis Court Construction through the USTCC TIPS contract #23010401 in the amount of \$76,660.

A short discussion took place regarding the net anchors.

Roll call results were as follows:

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

Nays: None

The Motion Was Duly Carried

D. Approve Executive Session Minutes of December 16, 2024

Executive session minutes from December 16, 2024 were delivered for your review and approval.

Motion made by Commissioner Don Bauer, second by Commissioner Paul Nobis to approve the Executive Sessions minutes of December 16, 2024.

Roll call results were as follows:

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

Nays: None

The Motion Was Duly Carried

E. Review Executive Session Minutes

In order to comply with the Open Meetings Act, we must review the Executive Session Minutes for release semi-annually to determine if 1) the need for confidentiality exists as to all of part of the closed session minutes, or 2) that the minutes of portions thereof no longer require confidential treatment and are available for public inspection. Below are the 2 Executive Session Minutes that have not been released:

September 28, 2020 -- Pending, probable or imminent litigation

December 16, 2024 -- Salaries, etc.

The minutes for December 16, 2024 were delivered separately for confidentiality purposes. We will determine at the June Board Meeting which, if any, of the Executive Session minutes should be released. It is the recommendation of Attorney Madden to not release the minutes of September 28, 2020 due to the fact that confidentiality still exists to these minutes.

There will be 2 motions:

Staff recommends releasing the December 16, 2024 Executive Session minutes.

Staff recommends not releasing the September 28, 2020 minutes as confidentiality still exists to these minutes.

Motion made by Commissioner Don Bauer, second by Commissioner Paul Nobis to approve releasing the December 16, 2024 Executive Session minutes.

Roll call results were as follows:

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

Nays: None

The Motion Was Duly Carried

Motion made by Commissioner Paul Nobis, second by Commissioner Patrick Maier to not release the September 28, 2020 minutes as confidentiality still exists to these minutes.

Roll call results were as follows:

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

Nays: None

The Motion Was Duly Carried

F. Approve Executive Session Tapes to Destroy

Once a year we destroy the tapes of Executive Sessions whose minutes have been approved and that are no less than 18 months old. Tapes were last destroyed at the June 24, 2024 Board Meeting.

Tapes from Executive Sessions held prior to December 22, 2023 are eligible for destruction as follows:

12/18/2023 – Salaries

These tapes have written minutes that have been previously approved by the Board.

Motion made by Commissioner Don Bauer, second by Commissioner Paul Nobis to approve destruction of the Executive Session tapes from December 22, 2023.

Roll call results were as follows:

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

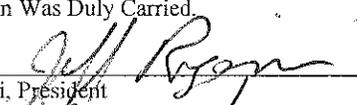
Nays: None

The Motion Was Duly Carried

There being no further business to come before the Board, a motion made by Commissioner Paul Nobis, second by Commissioner Patrick Maier to adjourn at 7:43 p.m.

All Commissioners Present Voted "AYE".

The Motion Was Duly Carried.



Jeff Rigoni, President



Max Woods, Secretary