

*Lockport Township Park District
Park Board Minutes
September 22, 2025*

Regular meeting of the Board of Commissioners of the Lockport Township Park District was held on Monday, September 22, 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
Max Woods

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
Jennifer Williams, Challenge Fitness Manager
Steve Lunde, Director of Golf Course Operations
AJ Mendez, Park Services
Zak Decker, Park Services

Recognition of Visitors

John and Julie Connor of 2016 Lawrence Avenue were present. John spoke to the Board and staff about a FOIA request they submitted with regards to rain runoff from the park district's property onto their property. John stated that they were there to see what the District is doing to rectify the problem. A discussion ensued with regards to the property, the district's property and meetings that Bill has had with the City and the Township regarding the issue. Staff will continue to work with the City.

Consent Agenda

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

- Minutes of August 25, 2025
- Bills & Payrolls

Roll call results were as follows:

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

Nays: None

The Motion Was Duly Carried

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

General Fund	218,340.13
Museum Fund	1,237.27
Police Fund	4,001.86
Liability Fund	1,520.00
Recreation Fund	829,059.05
Chaney Pool Fund	6,976.18
Heritage Falls Water Park Fund	13,313.10
Challenge Fitness	92,849.92
Prairie Bluff Public Golf Club	126,392.09
Construction	645.00
Grant	<u>200.00</u>
Total	\$1,294,534.60

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

General Fund	119,015.73
Museum Fund	1,432.00
Police Fund	25,188.34
Recreation Fund	155,589.56
Chaney Pool Fund	822.12
Heritage Falls Water Park Fund	822.12
Challenge Fitness	128,523.25
Prairie Bluff Public Golf Club	<u>149,397.01</u>
Total	\$580,790.13

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 August 2025
- Cash & Investment Report August 2025
- PPRT Analysis
- Prairie Bluff August 2025
- Round Analysis
- Challenge Fitness August 2025
- License Agreement Payments
- 2026 Budget Schedule
- 2025 Tax Levey

A short discussion took place regarding the revenue/expenses for Military History Weekend.

Roll call results were as follows:

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

Nays: None

The Motion Was Duly Carried

Correspondence

- Thank you on behalf of the Hope for All Church of God for Office Dopke's safety program presentation.
- Thank you letter from Schaumburg Park Foundation for raffle prize for their Links Technology Cup fundraiser.

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 continue to meet with Ben and Jeff more frequently during their first few months.

• Safety Meeting

We continue to hold safety meetings virtually.

• Special Events

Attached are the special events through October 2025.

• Military History Weekend/Wrap Up Meeting

Military History Weekend was a great success. Staff did a tremendous job once again. Attached is a breakdown for the gate and beer garden comparison to 2024. Staff has already met and working on adjustments for 2026.

• Haunted Hayride and Curse of the Bayou

The Haunted Hayride and Curse of the Bayou will take place the following Fridays and Saturdays (10/3, 10/4, 10/10, 10/11, 10/17, 10/18, 10/24 and 10/25) from 7-10 p.m. and Sundays (10/19 and 10/26) from 6-9 p.m.

• Summer Outings

The last summer IAPD outing is the end of September.

• Annual Board Training

The Board needs to complete annual trainings. Gina typically does this training prior to a Board meeting. We can shoot for this training before the October or November Board meeting. After a short discussion, it was decided to have the training at 6:15 p.m. prior to the October 27th Board meeting.

• Park / Facility tour

I would like to set up a date for a facility tour. The tour with lunch will be 4-5 hours. The date will be set on Tuesday October 7th after confirmation from the Commissioners at 9:00am.

• Staff Resignation

Attached is the resignation letter for Rachael Click. Congratulations to Rachael as she was offered the Superintendent of Recreation position for the Kankakee Valley Park District.

- **Interviews**
Ben will be finalizing the first round of interviews and starting the second round with Pete and myself next week.
- **Meeting with Crest Hill**
Pete and I met representatives of Crest Hill to discuss various topics including water for Hassert Park, the park site by their Administration office, liquor license times, and the Stanley Gustafson park site. A letter was submitted to the City for a change in the liquor license times.
- **Romeoville Skate Park Ribbon Cutting**
Commissioner Maier, Pete and I attended the Village of Romeoville's ribbon cutting for the renovated skate park at Volunteer Park.
- **Prairie Bluff Restaurant Winter Hours**
Staff is looking to reduce hours over the winter. Starting Sunday, November 2nd (daylight savings time ends) we will be closed on Mondays, open 11:00 a.m. to 6:00 p.m. Tuesday-Saturday and open 9:00 a.m. to 3:00 p.m. on Sundays. The plan is to return to normal hours based on weather after the middle of March (daylight savings time starts March 8th). We will extend our hours on Fridays once Lent begins for the fish fry. We will also adjust our menu during the winter. Lastly, we will have more food options in the range on Mondays and Sundays due the restaurant hours during the winter.
- **Meeting with Senator Ventura**
Pete and I met with Senator Ventura to discuss what is happening in Springfield and go over future capital projects.
- **Challenge Fitness Summer Pool Shutdown**
Pete stated that the pool is back open and we were able to open 2 weeks earlier than posted. He added that more renovations will be completed next year, including the deck flooring, pool liner and updates to the whirlpool, steam rooms and family changing rooms.
- **Heritage Falls Water Park Update**
Pete stated that a broke pipe that feeds the slide was replaced after digging up a section of the deck. He explained that an additional broken pipe was found under the raised deck area and they are discussing the best options to replace this section of pipe. Pete added that the permit for the parking lot addition was submitted and minor comments were given to the district to revise. A second permit was submitted and Pete believes there will be no additional revisions needed.
- **Chaney Pool**
Pete stated that the liner and slide permits have been submitted and we are waiting for approve from IDPH.
- **Dellwood Park Bridges**
The permits have been resubmitted to the DNR for the bridge project and we are waiting on final approval.
- **Crest Hill Memorial Park Update**
The playground is open and the punch list items are being addressed. Pete added that the replacement of the asphalt for ADA accessibility should start on Thursday.
- **Silo Bend Update**
The playground is open and we are finalizing the garage and bathroom plans. Pete stated that the playground has been well received, it is a popular park that is being well used.
- **Lago Vista Park Update**
The park is open. The concrete will be poured for the outdoor fitness equipment next week and the walking path repairs will start later this week. Pete explained that some of the lighting has been replaced by the putting green area giving better lighting and more use of the area in the evening.
- **Adelmann Park Walking Path**
The walking path repairs will start at the end of the week.
- **Solar update**
Staff is looking to adjust the initial proposal to maximize the solar output. After the engineer visited the site, he stated that some of the panels would need to be moved for walkways and safety. Pete explained that since some of the panels need to be moved to the north roof they discussed adding more panels to that area to capitalize on the extra energy it would generate. Pete added that this will be discussed further under new business.
- **Creekside / Oak Valley Playground**
Staff met with Plainfield Park District to design this new park site which will be turned over to the district shortly. Pete stated this will be a Spring 2026 project but that they are working on the agreement, scope and a preliminary layout in

hopes of purchasing some of the playground equipment this year to receive some purchasing incentives that end in 2025.

- **Other capital updates**
Staff is working on requirements for updating the mixing pad at Prairie Bluff.
- **IAPD Best of the Best Gala**
IAPD's Best of the Best Gala is Friday October 24th. Please let me know if you plan on going so I can register you.
- **IAPD Legal Symposium**
IAPD's Legal Symposium is Thursday November 6th in Oak Brook. I will also have the Legal Symposium streaming in the conference room if anyone wants to attend.
- **Internal Chatbot Demo**
Staff attended a chatbot demo to help with policies and procedures. We are beta testing this for the company that added the chatbot to our website.
- **Meeting with City of Lockport -- Lawrence Avenue**
Staff met with the City of Lockport to discuss the storm water plans of the City from the mid-August storms. Bill stated that a FOIA request was received regarding the water runoff on to neighbor's property. A short discussion ensued with regards to request.
- **Outdoor Pools Wrap-up Meeting**
Staff met to discuss any future changes for the outdoor pools.
- **LABP Meeting**
Nathan and I attended the LABP insurance meeting as we prepare for the July 2026 renewal.
- **LPR/Camera Consolidation Meeting**
Staff met with a representative from Flock cameras to look at options for license plate readers and consolidating our cameras for the 2026 budget. Bill stated that Flock can tie into the District's existing system and all the cameras could then be monitored at one location. He added that Flock will be working a cost proposal for the system that will be discussed during the budget meeting.
- **Community Garden Meeting**
I met with the City of Lockport and the Bloom committee to discuss a community garden at Bonnie Brae Park. Staff feels this is a great partnership with the City. Years ago, there was a ballfield and playground on this site. The ballfield was lost when the City expanded the treatment plant. The playground was seldom used and later removed. Attached is a map of this area with the old playground and a space identified for the community garden. There is enough space in the event the Board chooses to install a playground in the future. A discussion ensued and the Board agreed that the District should continue to work with the City and the Bloom committee on the community garden project.

New Business:

A. Introduce Full-Time Staff Members in Park Services

With the resignation of a couple of staff members along with a retirement earlier this year, we were down three staff members in Park Services. Staff interviewed some candidates and hired two staff members in Park Services. Both employees are here this evening to be introduced to the Board. Attached are the applications for Zak Decker and AJ Mendez. Zak was working for us part-time at Hassert Park since 2021. AJ was highly recommended by a couple of existing staff members. Zak started full-time on 9/2/25 and AJ started full-time on 9/9/25. Please welcome both Zak Decker and AJ Mendez.

B. Accept Low Responsible Bid and Approve Contract for Heritage Falls Asphalt Project

As discussed at the Capital Workshop there are several asphalt projects in the 2025 budget. Expanding the parking lot at Heritage Falls Water Park was a priority in the 2025 Budget. GeoTech engineered and worked with Pete on the permit process for this project with the Village of Romeoville. We will be looking to increase the parking lot to 76 parking by adding 32 spots and reconfiguring the existing lot. Currently cars are parking on the grass in this area. We will also be extending the sidewalk as part of this project. We will have to move the garbage dumpster and the Village is requiring us to add landscape plantings between the parking lot and the fence for the pool.

Attached is the bid notice for this project. There were 12 bidders that took out bids with six contractors turning in bids by the deadline. J&R 1st in Asphalt Inc. was the low bidder for this project. Pete has worked with this company in the past without any issues.

Staff recommends accepting the low responsible bid and approving the contract with J&R 1st in Asphalt Inc. for the Heritage Falls Water Park asphalt project in the amount of \$109,595.00.

Motion made by Commissioner Don Bauer, second by Commissioner Max Woods to approve the low responsible bid and approving the contract with J&R 1st in Asphalt Inc. for the Heritage Falls Water Park asphalt project in the amount of \$109,595.00.

A short discussion ensued with regards to the seal coating and striping of the existing parking log.

Roll call results were as follows:

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

Nays: None

The Motion Was Duly Carried

C. Accept Low Responsible Bid and Approve Contract for Sunset Park Asphalt Project

As discussed at the Capital Workshop there are several asphalt projects in the 2025 budget. Installing a second parking lot near the existing playground and pavilion at Sunset Park was a priority in the 2025 Budget. GeoTech engineered and worked with Pete on the permit process for this project with the Village of Romeoville. The master plan calls for the relocation of the playground to the south near the other pavilion and parking lot. Adding a second parking lot will serve the playground until it is relocated and then will be the primary parking lot for the pavilion. This project is well received by the Village of Romeoville and will alleviate on street parking for park patrons.

Attached is the bid notice for this project. There were 11 bidders that took out bids with seven contractors turning in bids by the deadline. Troch McNeil Paving Co. was the low bidder for this project. Pete has not worked with Troch McNeil Paving Co., but the references have come back great.

Staff recommends accepting the low responsible bid and approving the contract with Troch McNeil Paving Co. for the Sunset Park asphalt project in the amount of \$83,360.00.

Motion made by Commissioner Don Bauer, second by Commissioner Paul Nobis to approve the low responsible bid and approving the contract with Troch McNeil Parking Co. for the Sunset Park asphalt project in the amount of \$83,360.00

Roll call results were as follows:

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

Nays: None

The Motion Was Duly Carried

D. Approve Landscaping Proposal for Heritage Falls Waterpark

The Village of Romeoville allowed us to eliminate the landscape islands in the parking lot if we increased the landscaping outside the parking lot. This will allow us to maximize the parking spaces. Pete reached out to Allied Landscaping for a proposal on the landscaping. The landscaping was not discussed at the 2025 budget meeting so the approval authority for the Executive Director is \$15,000. Staff is looking for authority up to \$20,000.00, as we will seek additional proposals for this project.

Staff recommends approval up to \$20,000 to the Executive Director for landscaping at Heritage Falls Water Park.

Motion made by Commissioner Max Woods, second by Commissioner Paul Nobis to approve up to \$20,000.00 to the Executive Director for landscaping at Heritage Falls Water Park.

Roll call results were as follows:

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

Nays: None

The Motion Was Duly Carried

E. Approve Change Order for DPCC Solar Project

There is \$800,000 in the 2025 budget to install solar panels throughout the District. At the June 23, 2025 Board meeting the Board approved the DPCC solar project in the amount of \$481,218 to Windfree Solar. Attached is the change order proposal from Windfree Solar in the amount of \$212,022.00. This would bring the total cost of the project to \$693,240.00.

As Windfree was finalizing the engineering for this project there was a need for a walkway on the roof for safety and to service these panels. In order to achieve the same output we would have to move 41 panels to the north-facing roof. With the elimination of Federal solar credits for projects not under contract by the end of the year, staff asked the engineers to maximizing the north-facing roof with solar panels. Because it is a north-facing roof, the panels would be set at a 10-degree angle. The racking and panel would not exceed 10 inches above the roofline.

The additional 80.1kW system will reduce the electrical costs at Challenge Fitness since this meter is billed on the same account as DPCC. Just a reminder the federal incentives will be 30%, inverter rebate from Comed is approximately 10% and the State SRECS (Solar Renewable Energy Credits) are approximately 40%. The federal incentives and inverter rebates are paid in year 1, while the SRECs are paid back over 7 years. Based on the incentives and rebates the net cost for the change order is estimated to be \$42,404. At our current rates, we would save an estimated \$8,600 per year in energy savings. (Note we are currently locked into a very favorable 3-year rate that is up for renewal May 2026 – Comed's current rate is 35.5% higher). At Comed's current

rate, the savings would be \$11,650 per year. The net cost payback period would be 4-5 years. With the expiring federal credits and the dramatic increase in energy cost the past 2 years, staff is recommending the installation of solar panels for the entire north-facing roof with solar panels.

Staff recommends approving change order number 1 with Windfree Solar for additional panels on the north-facing roof at DPCC in the amount of \$212,022.00.

Motion made by Commissioner Don Bauer, second by Commissioner Paul Nobis to approve change order Number 1 with Windfree Solar for additional panels on the north facing roof at DPCC in the amount of \$212,022.00.

Roll call results were as follows:

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

Nays: None

The Motion Was Duly Carried

F. Approve 2027 Danube Explorer River Cruise

The Board requested for staff to seek approval before offering international trips. The recent international trips have been very successful. Staff is requesting approval for the Danube Explorer river cruise in 2027.

Through surveys, this trip has been recommended by our patrons. Attached is the information on the Danube Explorer river cruise. This is a five country, 11-day trip from August 18, 2027 to August 28, 2027. Attached is a summary from Katie as well as the brochure for the trip including the prices and tour highlights. This trip is through Mayflower Cruises and Tours.

If approved by the Board, staff will set up an informational public meeting to present this trip and give our patrons the opportunity to ask questions.

Staff recommends approving the Danube Explorer river cruise trip in 2027 as presented

Motion made by Commissioner Max Woods, second by Commissioner Don Bauer to approve Danube Explorer River Cruise trip in 2027.

Roll call results were as follows:

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

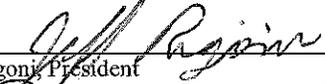
Nays: None

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 8:12 p.m.

All Commissioners Present Voted "AYE".

The Motion Was Duly Carried.



Jeff Rigoni, President



Max Woods, Secretary