

Lockport Township Park District
Park Board Minutes
July 27, 2026

Regular meeting of the Board of Commissioners of the Lockport Township Park District was held on Monday, July 27, 2026 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:

Patrick Maier
Don Bauer
Max Woods
Paul Nobis

Also, present were:

Pete Hall, Executive Director
Ken Tondini, Director of Park Services
Nathan Krusinski, Director of Business
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
Jeff Schenk, Chief of Police
Tyler Brown, Park Services

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

- Minutes of June 22, 2026
- Workshop Minutes of July 14, 2026
- Bills & Payrolls

Roll call results were as follows:

Ayes: 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 June 2026 for the following funds:

General Fund	95,410.42
Museum Fund	1,121.09
Police Fund	4,950.53
Audit	3,000.00
Liability	75,413.37
Recreation Fund	292,656.99
Chaney Pool Fund	13,094.04
Heritage Falls Water Park Fund	26,868.19
Challenge Fitness	59,976.79
Prairie Bluff Public Golf Club	158,011.46
Special Recreation Association	<u>283,800.00</u>
Total	\$1,014,302.88

Employee payrolls for the month of June 2026 for the following funds:

General Fund	124,762.33
Museum Fund	1,156.00
Police Fund	27,978.27
Recreation Fund	165,115.37
Chaney Fund	23,352.04
Heritage Falls Water Park Fund	23,270.44
Challenge Fitness	89,019.65
Prairie Bluff Public Golf Club	<u>150,996.95</u>
Total	\$605,651.05

Treasurer's Report

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

- Fiscal Treasurer's Report June 2026
- Cash & Investment Report June 2026
- PPRT Analysis
- Prairie Bluff June 2026

- Round Analysis
- Challenge Fitness June 2026
- License Agreement Payments

Roll call results were as follows:

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

Nays: None

The Motion Was Duly Carried

Correspondence

The Park District received the following correspondence since the last Board meeting:

- Appreciation for camp counselors for bringing joy to children during camp – Tiffany K.
- Compliments on the food, staff, and overall dining experience at Prairie Bluff – Nick & Celeste M.
- Thank you from Lockport Township for the use of the DPCC gym for its school supply event – Kari T.
- Praise for the Senior Luau event from multiple attendees.

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 the Department Heads.
- **Safety meeting**
We continue to hold monthly safety meetings.
- **Special events**
Attached are the special events through August 2026.
- **Fireworks**
The fireworks held in Dellwood Park & Romeoville on July 3rd. The event was not as well attended this year due to weather. The community feedback indicated it was the best show yet. This was due to the increased budget this year for the 250th year anniversary.
- **Summer Concert / Car Show**
The August concert is Friday Aug 14th with the car show on Sunday Aug 16th. Attached are flyers for both of these events. Ben discussed details of the event.
- **Rose Garden**
Staff completed the design for the renovation of the rose garden. The plants selected are all in the rose family and are arranged into a shape of a rose. See attached design. Ken discuss the design and added that one of this year's interns help with the design of the project. A short discussion about the project took place.
- **Chaney Pool**
The pool boiler repair parts were received and installed. Some parts were not made to the correct size by the manufacturer. Additional replacement parts have been received and installed. The boiler was turned on last Saturday and should be good for the near future.
- **Dellwood Park bridges**
The engineer is working on the bridge permit with IDNR. The grant expires 9/30/26. I am filing for a grant extension for another year to complete the project. Pete stated that the grant administrator said it would be an easy process to get an extension.
- **DPCC Solar update**
ComEd shutdown for electrical connection was scheduled for July 15. Staff had a building generator connected and the electrician was here to tie in the solar array. Unfortunately, ComEd did not show up and was rescheduled. Pete added that today's scheduled shutdown was also cancelled due to the weather and has been rescheduled for August 7th.
- **Community Solar update**
NIMEC secured the District an agreement with Solstice Power Technologies for 10% savings through Community Solar. Pete added that the District received good roll out dates and rates and will bring the contract to the next meeting for Board approval.

- **Creekside / Oak Valley Playground – Hillside Park**
Currently executing the contract and working on schedule to start the project.
- **Sadie Ridge**
Project had a bid opening and is under new business for approval.
- **Silo Bend Maintenance Garage**
Construction of the maintenance garage is nearing completion for the building. Exterior sitework is being scheduled. Pete explained that after that the only thing left to do was the electric and water service connections.
- **Prairie Bluff Mixing Pad**
Staff is working on requirements for updating the mixing pad at Prairie Bluff.
- **Challenge Fitness Pool Renovation**
Pool renovation work is being scheduled for August 3rd to October 2nd. It's an aggressive schedule for the amount of work required.
- **Other Capital Updates**
Park Services removed the gazebo from Remington Lakeview Park due to the degraded condition and safety concerns. Staff is working to replace and update the park as budgeted. Pete added that staff is researching replacements that are similar to the old gazebo.
- **Legislative Update**
I had a meeting with Senator Ventura, Representative Avelar, IDNR, and IDOT to discuss legislative grant funding for the walkway under 171. Pete added that Senator Ventura stated that she will continue to work with the Park District, IDNR and IDOT to find a solution that will allow the project to move forward.
- **Affiliate Group Meeting**
Staff met with representatives from Lockport Boys Baseball to review capital improvements. Attached is a letter from President of LBB.
- **Crest Hill Municipal Plaza**
I attended a meeting with Crest Hill on the park development at the Crest Hill Municipal Plaza. Pete stated that the project will be going to bid in August and that he will review the playground designs and bring options to the City prior to going out for bid.
- **Lockport Tiff Meeting**
I attended the annual TIF meeting for the City of Lockport.
- **NWCSRA Meeting**
I attended the July NWCSRA Board meeting.
- **IAPD Best of the Best Gala**
IAPD Best of the Best Gala is at Wheeling Park District's Chevy Chase Country Club the evening of Friday, October 9, 2026. Awards are presented at the IAPD Best of the Best Awards Gala. I am submitting a nomination for honoring Max Woods for 25yrs as Commissioner. Please let me know if you would like to attend the event.

Unfinished Business:

A. Approve Ordinance for Property Transfer for Stanley Gustafson Park

Attorney Madden explained that the City's attorney has not yet received the recorded subdivision plat, so a PIN has not been assigned to the property. Additionally, a title report has not yet been completed. Attorney Madden stated that she will prepare the Intergovernmental Agreement (IGA) so that when the District receives the PIN it can be added and then finalized. She stated that she is hoping to bring it to the Board for the September meeting.

New Business:

A. Introduce Full Time Staff

With the resignation of Rich Tetlow and promotion of Tyler Brown for Hassert Park operations, an opening was created in Park Services. Staff interviewed and hired a staff member to fill this opening.

Sean Shepherd has been working part-time with the District since March of 2026. Sean has done a great job over the spring and summer months. Sean has a background in building trades from his time as a union worker and brings that experience to the team. Sean started full time on July 20, 2026.

Please welcome Sean Shepherd.

B. Adopt Resolution 2026-3 Sadie Ridge Park Developer Donation

Sadie Ridge subdivision is located north of Bruce Road and East of 355 overpass that connects to the existing Cedar Ridge subdivision. The developer is donating a parcel to the Park District and providing additional cash donation per the Lockport's developer agreement. The plan is to install a playground, parking lot, and provide open space.

Attached is Resolution 2026-3 approving the agreement for land and cash contributions for public parks with M/I Homes of Chicago, LLC regarding the Sadie Ridge development. Included in the attachment is the developer contribution agreement. Attorney Madden will review this agreement.

Staff recommends adopting Resolution 2026-3 approving the agreement for land and cash contributions for public parks with M/I Homes of Chicago, LLC regarding the Sadie Ridge Development, subject to attorney review.

Motion made by Commissioner Paul Nobis, second by Commissioner Max Woods to adopt Resolution 2026-3 approving the agreement for land and cash contributions for public parks with M/I Homes of Chicago, LLC regarding the Sadie Ridge Development, subject to attorney review.

A short discussion ensued about the payment schedule of the cash contributions.

Roll call results were as follows:

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

Nays: None

The Motion Was Duly Carried

C. Accept Low Bid and Approve Contract for Sadie Ridge Park

As discussed at the 2026 Budget meeting we are developing Sadie Ridge Park. The scope of the project that was bid out was for the installation of the playground, shade canopy, parking lot and adjoining walkways. There is \$350,000 in the 2026 budget for this playground project. Just a reminder the Board approved the purchase of the playground equipment (\$91,345.20) at the April 2026 Board meeting. There are owner items still to be purchased at a later date (shade structure, benches, park sign, garbage cans, etc.). However, the project is within budget.

Bids were available to the public on June 29th with the bid opening at 9:00am at DPCC on July 14th. There were 6 contractors that turned in bids. Below listed are the bid results with Landworks Ltd being the low responsible bidder. The architect for the project has had good success with Landworks in the past and recommends moving forward with this contractor.

Bid Opening Results

Landworks Ltd	\$230,365.00
Hacienda Landscaping	\$231,836.00
Innovation Landscape	\$235,249.15
D&J Landscape	\$243,038.03
GLI Services	\$270,245.28
LaLua	\$295,250.00

Staff recommends accepting the low responsible bid and approving the contract with Landworks Ltd for the Sadie Ridge Park project in the amount of \$230,365.00

Motion made by Commissioner Paul Nobis, second by Commissioner Don Bauer to accept the low responsible bid and approve the contract with Landworks Ltd for the Sadie Ridge Park project in the amount of \$230,365.00

Roll call results were as follows:

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

Nays: None

The Motion Was Duly Carried

D. Accept Low Bid and Approve Contract for Prairie Bluff Range Netting

As discussed at the 2026 Budget meeting we are continuing the range netting on the east side of the driving range. The scope of the project that was bid out is for the installation of east side and also the replacement of the west netting and poles damaged by severe storms. We had \$60,000 in the 2026 budget designated for the east side of this project. We have submitted an insurance claim to PDRMA for the west side replacement costs and have fund balance available to cover the cost of the project.

Bids were available to the public on June 30th with the bid opening at 10:00 am at DPCC on July 14th. There were 3 contractors that turned in bids. Below listed are the bid results with McScot Golf, Inc. being the low responsible bidder. McScot Golf also did work the previous range netting at Prairie Bluff.

Bid Opening Results

McScot Golf	\$144,809.00
National Sports Nets	\$168,660.00

Wind & Sun Protection \$264,172.40

Staff recommends accepting the low responsible bid and approving the contract with McScot Golf, Inc for the Prairie Bluff Range Netting Project in the amount of \$144,809.00.

Motion made by Commissioner Don Bauer, second by Commissioner Paul Nobis to accept the low responsible bid and approve the contract with McScot Golf, Inc for the Prairie Bluff Range Netting Project in the amount of \$144,809.00.

A short discussion ensued with regards to the timeline, layout of the east side netting and the insurance payment for the west side netting.

Roll call results were as follows:

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

Nays: None

The Motion Was Duly Carried

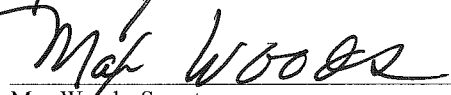
There being no further business to come before the Board, a motion made by Commissioner Don Bauer, second by Commissioner Paul Nobis to adjourn at 7:44 p.m.

All Commissioners Present Voted "AYE".

The Motion Was Duly Carried.



Patrick Maier, President



Max Woods, Secretary