

MINUTES OF THE PUBLIC REGULAR MEETING OF THE PLEASANT DALE PARK DISTRICT
WEDNESDAY, APRIL 14, 2021 – 6:00 PM
WALKER PARK RECREATION CENTER
7425 SOUTH WOLF ROAD, BURR RIDGE, ILLINOIS

1. Pledge of Allegiance

2. Call to Order/Roll Call: Present: Commissioners: C. J. Johnson, Todd Davis, Kristin Wojtulewicz, Brad Tertell, and Patrick Gierut. Also present: Executive Director Matt Russian & Attorney Joseph Cainkar.

3. Consent Agenda items a & b. Monthly Business (**Items a & b on the consent agenda will be approved with one motion; Board Members with questions should call Matt prior to the meeting.**)

a. Minutes of the March 10, 2021 meeting

b. Financial Statements presented to the Board of Park Commissioners for March, 2021 in the amount of \$151,795.06 for accounts payable and \$69,607.21 for employee payroll.

MOTION

Mr. Davis made a motion to approve items a & b. Seconded by Ms. Wojtulewicz. All Ayes. Motion passed.

4. Open Forum (Limited to 15 minutes, 5 minutes per speaker)

5. Old Business

5A - Update on Walker Park Redevelopment Project

Mr. Russian explained that not much new work has been done. Most of the project has been completed. There are some billing and paperwork issues which need to be addressed. Steve from PRI, Superintendent Tony Cavazos, and Mr. Russian walked through certain areas to identify those issues and address them with Kee Construction. They measured and stated what should be charged based on unit pricing in the contract. There are two areas where monies are owed. Two blocks of concrete adjacent to the big playground were added along with asphalt along the fitness course. Attorney Cainkar stated that figures were sent to Kee representatives last week, but he has not received a response. Emails were sent along with certified payrolls, and it was followed up today with more requests.

Mr. Russian stated they are waiting for an Adjusted Pay Application 3. Last month payment was authorized for \$175,000, and we have received no new submission. There is a discrepancy in the contract prices, plus there is an addition of the full sum total of those change orders of roughly \$150,000.

The pay application indicates the new contract price is \$1.6 million dollars. On the sworn statement that he submitted along with certified payroll, it states the same amount. That is not the contract price, because it has never been agreed to by the district. Portions of some of those change orders may be legitimate, but as a whole they are not. Attorney Cainkar stated that Kee Construction agreed to resubmit a pay application. There are some disputed items in the change orders, and we need to get it changed as soon as possible.

Mr. Russian indicated that most of the landscaping went in after the seeding window and the time to do that was last fall, so that is why we have not agreed to that portion of payment. Some of the area is growing in, but there is a large areas that are not.

A few days ago, Berry Landscaping started to put a straw blanket on the 3/4th grade soccer field, which was not discussed and not the correct product. The straw blanket was put down and grass seed was put on top of it. Tony Cavazos addressed this issue with the landscapers on site indicating they were using the wrong product and that grass seed needs to go under it. A third lien on the project has been received.

Six weeks remain until the upcoming date regarding our OSLAD Grant which was for two years. Attorney Joseph Cainkar stated that May 15th was the date given to Kee to complete the landscaping. If it is not done by then, this issue can be addressed with the surety bond. The other work and pay application need to be completed.

Mr. Russian expressed his concern regarding the most recent sworn statement of \$1.6 million dollars. Attorney Joseph Cainkar stated that you can only be liable up to the contracted amount that you agreed to of \$1.4 million dollars. Mr. Russian expressed his concern and pointed out the lack of response from IDNR. Multiple communications have been sent with the most recent being a required quarterly progress report on April 1st, and we have not received any acknowledgement or response. Officially, the district has not been given or assigned a third grant administrator. Attorney Joseph Cainkar indicated that he will be keeping in touch with the surety company.

5B - Update on Lake Carriage Way Park Project

Mr. Russian reported they are progressing, have worked through the winter, and are very responsive. Their third payment is being approved. There is no projected completion date yet, but they are making good progress.

5C - July 3 Fireworks Event discussion

Latest from IDPH, Mr. Russian stated he is classifying the July 3rd fireworks under Festivals and General Admission Spectator Events. Phase 4 allows for 15 people per thousand square feet. This park has 44 acres, and if ten acres are used, that could accommodate 6,500 people. There was a brief discussion regarding the amount of people who might attend and signage for social distancing and wearing masks.

6. New Business

6A - Public Hearing on the Budget and Appropriation Ordinance for Fiscal Year 2022 beginning on May 1, 2021 and ending on April 30, 2022.

Attorney Joseph Cainkar called the public hearing to order for the Budget and Appropriation Ordinance for Fiscal Year 2022 beginning on May 1, 2021 and ending on April 20, 2022 for the Pleasant Dale Park District. The Budget and Appropriation Ordinance has been on file and available for public viewing in a timely manner and notice has been published in the Chicago Tribune on April 1, 2021.

After a question from a board member, Attorney Joseph Cainkar explained that a budget generally is what mandates what the districts are planning to spend. The appropriation of the law is the maximum amount you are allowed to spend. Generally, what is done is to take what the budget is and multiply it by 1.2 percent. We throw in the additional 20 percent in the appropriation ordinance. In case the budget is exceeded, then you are legally able to spend the money on it. Mr. Russian mentioned that a few minor line items were changed between what was presented last month on the budget and what is presented today.

There being no questions from the public and no public present, the hearing was closed.

6B - Board action on Ordinance 2021-1: Providing for Budget and Appropriation for Fiscal Year 2022

MOTION

Ms. Wojtulewicz made a motion to approve the Budget and Appropriation Ordinance for Fiscal Year 2022, beginning on May 1, 2021 and ending on April 30, 2022. Seconded by Mr. Tertell. All Ayes. Motion passed.

6C - Board action on pay application 3 to Landworks, Ltd. for \$89,388 towards Lake Carriage Way Park Project progress

MOTION

Mr. Davis made a motion to approve pay application 3 to Landworks, Ltd. for \$89,388 towards Lake carriage Way Park Project progress. Seconded by Mr. Tertell. All Ayes. Motion passed.

6D - Board action on purchase of Steiner 450 tractor from JW Turf for \$41,521

There was a brief discussion regarding a previous purchase, a trade-in item, and an aerator. Presently the park district has an F450 dump truck, F350, and the F250 which is being utilized as an everyday use vehicle.

MOTION

Mr. Davis made a motion to approve payment of \$41,521 for the purchase of the Steiner 450 tractor from JW Turf. Seconded by Mr. Gierut. All Ayes. Motion passed.

6E - Board action on purchase of Toro Greensmaster mower for Flagg Creek Golf Course for \$10,349.77.

MOTION

Mr. Tertell made a motion to approve the purchase of the Toro Greensmaster mower for Flagg Creek Golf Course for \$10,349.77. Seconded by Ms. Wojtulewicz. All Ayes. Motion passed.

7. Flagg Creek Golf Course Report

Mr. David Gallagher reported that the golf course has had a good fiscal year despite COVID. There was a brief discussion regarding profit sharing, replacing the pump house, a slight rate increase at the golf course, and a tentative comprehensive 20-year plan for the golf course from Dave Schutter, the Finance Director from the City of Countryside. More extensive information will be provided by Mr. Gallagher at the May meeting.

8. Staff Reports

a. (Staff reports are provided as information only; Board members with questions - contact Matt prior to the meeting.)

The Board members complimented the staff on all the work they have done.

Mr. CJ Johnson and Ms. Kristin Wojtulewicz were given commemorative gifts for their voluntary service on the Pleasant Dale Park District Board. Mr. Russian, Mr. Tertell, Mr. Davis, Mr. Gierut, and Attorney Joseph Cainkar complimented and thanked them for their service during the time they served on the Board.

9. Additional Items

Ms. Jenn Hennessy and Mr. David Gallagher were introduced as new members who were elected in a special meeting on April 6, 2021.

10. Board Member Comments

11. Executive Session: (As needed)

13. Adjournment

MOTION

Mr. Gierut made a motion to adjourn. Seconded by Ms. Wojtulewicz. All Ayes. Motion passed.

(Whereupon the Regular Meeting ended at 6:45 pm)

Reported by Carmella Traverso


