

MINUTES OF THE PUBLIC REGULAR MEETING OF THE PLEASANT DALE PARK DISTRICT  
WEDNESDAY, SEPTEMBER 8, 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: Todd Davis, Brad Tertell, Patrick Gierut, Jennifer Hennessy, & David Gallagher. Also present: Executive Director Matt Russian & Attorney Joseph Cainkar.
3. Consent Agenda items a - c. Monthly Business (**Items a – c) 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 August 11, 2021 meeting
  - b. Executive Session Minutes of the August 11, 2021 Meeting
  - c. Financial Statements presented to the Board of Park Commissioners for August, 2021 in the amount of \$128,840.69 for accounts payable and \$53,804.80 for employee payroll.

**MOTION**

Mr. Gallagher made a motion to approve items a, b & c. Seconded by Mr. Tertell. All Ayes. Motion passed.

4. Open Forum (Limited to 15 minutes, 5 minutes per speaker)
5. Old Business        Nothing heard
6. New Business
  - 6A - Board Action on Pay Application 5 to Landworks, Ltd. for \$143,046.53 towards Lake Carriage Way Park Project progress.

Mr. Russian presented the last pay application for Lake Carriage Way Park Project which includes final retainage. Once as-builts are received, then a final walk-through will be scheduled. Landworks has been very cooperative. Two checks were prepared. The first one is for approximately \$130,000 will be delivered to them. The second check is for \$12,500 which will be held as a retainage until after the final walk-through. The punch list may include some identifying of plants and some plugs which may need to be redone.

There is a 3-year maintenance on new plantings in the contract, so we have removed that from the existing contract. The contract can be closed out, and maintenance will be a separate project. Attorney Joseph Cainkar provided us with a document, so we don't have to go out to bid. It's still part of that project. We are going to pay that on its own in quarterly installments. That way we can be done with the project and as soon as we get as-builts and walk through completed, we can deliver \$12,500 check.

**MOTION**

Mr. Tertell made a motion to approve Pay Application 5 to Landworks, Ltd. For \$143,046.53 towards Lake Carriage Way Park Project (two checks to be distributed – first check for \$130,000 approximately, with second check for \$12,500 to be paid after as-builts and final walk through) Seconded by Ms. Hennessy. All Ayes. Motion passed.

**6B - Board Action on Proposal for "As-Built" Survey Services for Walker Park Project from Engineering Enterprises, Inc. for \$11,300**

Mr. Russian provided an email received from Kee Construction indicating they are not going to provide as-built documents, which is what they were required to do. After the project is completed, as-builts provide the final location of outlets, grades, inverts, and topography. When the project is finalized, it shows what it looks like and how it was done. Since Kee wasn't going to provide that, we needed to obtain that on our own. It is also a requirement for the MWRD Permit. We need to have an after snapshot so we can compare it to the before snapshot and make sure the grading and other work was done according to the plan. This issue needs to be addressed before we get the seeding done.

Attorney Joseph Cainkar indicated the need to rely on the as-builts is to provide us with the grade. At this time Kee Construction has indicated that they will not give us an as-built document that complies with the requirements unless we pay them four times what they bid on the project.

**MOTION**

Mr. Gallagher made a motion to approve proposal for "as-built" survey services for Walker Park Project from Engineering Enterprises, Inc. for \$11,300. Seconded by Mr. Davis. All Ayes. Motion passed.

**6C - Board Action on Proposal from Gabriel Environmental Services to address Illinois Environmental Protection Agency Leaking UST Incident 942822**

Mr. Russian received a letter from the EPA regarding the above issue. Attorney Michael Cainkar was contacted, and he provided information from 2013 regarding these tanks. However, the file was never properly closed out. We received a copy of a fax sent to a Mr. Paul Mankoff whose business did this type of work previously. Mr. William Craig from the EPA also provided us with some vague notes and information.

Gabriel Environmental Services was also a name that was listed. We were instructed to contact an environmental services firm. A consultant submitted a plan for groundwater investigation, but we do not have any information for soil contamination. The information we received from Gabriel Environmental Services showed two kerosene tanks which were abandoned in 1983. He also indicated that those tanks should have been registered with the EPA, but they were not. Tanks were registered during the 1994-1995 period. Gabriel reported Mankoff company sent a site classification, a work plan, and a budget to the EPA in 2012-2013, which was around the time the Park District received correspondence in 2013. Attorney Joseph Cainkar provided information from 1996 from Mankoff. The EPA replied and wanted to have a more in-depth review. Gabriel submitted a plan to do additional testing. There was some work done, soil removed, but no one really knows what was done, and we don't have very good records from Gabriel or the EPA. The Mankoff company is no longer in business. This location is in the south portion of Walker Park. The tanks were taken out.

Since Gabriel Environmental Services has had some activity and are involved with the EPA, we need to close the file, file the application, take some sampling on some of those old locations, and do additional soil borings. There is a LUST (Leaking Underground Storage Tanks) Fund. Presently we need to incur \$100,000 worth of expenses to get the monies reimbursed. The amount may not go that high.

The total cost is not known at this point because we don't have information regarding Gabriel's proposal as to what steps are going to be needed to get this addressed. We need specifics like samplings, borings, and other items. The estimate suggested may be in the \$10,000 to \$25,000 range.

Attorney Joseph Cainkar reported that the EPA wants the soil tested, make sure it's clean, and they want to close out their file.

Mr. Russian reported to Gabriel Environmental Services that this information would be brought before the Board, and if the proposal is approved and signed, then it can be returned to Gabriel on Thursday.

**MOTION**

Mr. Gierut made a motion to approve the proposal from Gabriel Environmental Services to address Illinois Environmental Protection Agency Leaking UST Incident 942822. Seconded by Mr. Davis. All Ayes. Motion passed.

**6D - Emergency Board Action on Contract with Landworks, Ltd. for Landscaping Repairs as part of Walker Park Project**

Mr. Russian reported that the contract with the former contractor has been terminated, and we need to get landscaping done. We have had preliminary discussions to get as-builts done before seeding goes in. Landworks is prepared to try to do the landscaping work with the grading and seeding window. No numbers are available as yet. Joe from Landworks has been out multiple times to address this issue.

Attorney Joseph Cainkar reported that a turf specialist is doing a report and will provide information as to which areas to spray herbicides on to kill and reseed, and it also has bearing on whether or not we need to regrade certain areas. Presently, \$132,000 is being held back to address these issues.

**MOTION**

Ms. Hennessy made a motion to approve emergency board action on Contract with Landworks, Ltd. For Landscaping Repairs as part of Walker Park Project. Seconded by Mr. Gallagher. All Ayes. Motion passed.

**6E - Board Action on Profit Distribution of \$245,422.58 for FY2021 from Flagg Creek Golf Course**

Mr. Gallagher reported that the golf course had a profit of \$495,422.58. There was \$150,000 held back for the pump project.

**MOTION**

Mr. Davis made a motion to approve board action on Profit Distribution of \$245,422.58 for FY2021 from Flagg Creek Golf Course. Seconded by Mr. Gierut. All Ayes. Motion passed.

**7. Flagg Creek Golf Course Report**

Mr. Gallagher reported in July there were 7,862 rounds, which is 200 round higher than 2020 rounds report. Concessions are up \$10,000. In the clubhouse there is limited offerings. There was a brief discussion regarding having the clubhouse open year round for other activities. At this time they are trying to keep labor costs down. Presently, there's a surplus of \$304,000. There have been interviews for replacing Billy as golf course manager.

**8. Staff Reports**

**a. (Staff reports are provided as information only)**

The staff was complimented by the Board

There was a brief discussion regarding the crossing signal issue and expenses involved. Mr. Russian reported that the Village was going to take steps to secure some grant funding for this project.

There was discussion regarding Musco lighting and expenses involved.

**9. Additional Items**

**10. Board Member Comments**

There was a brief discussion complimenting the Movie in the Park event.

**11. Executive Session - Pending Litigation - Kee Construction vs. Pleasant Dale Pk. Dist. Case No. 2021L003899**

**MOTION**

Mr. Gierut made a motion to go into Executive Session for the purpose of discussing the Pending Litigation. Seconded by Ms. Hennessy. All Ayes. Motion passed.

(Whereupon the Board went into Executive Session at approximately 6:30 pm)

(Whereupon the Board came out of Executive Session at approximately 6:35 pm)

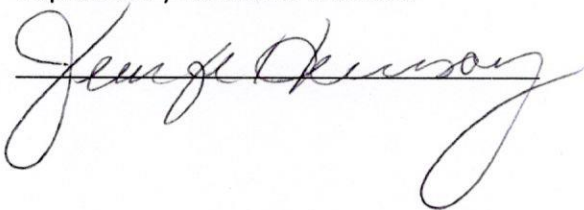
**12. Adjournment**

**MOTION**

Mr. Gallagher made a motion to adjourn. Seconded by Mr. Tertell. All Ayes. Motion passed.

(Whereupon the Regular Meeting and Executive Session ended at 6:40 pm)

Reported by Carmella Traverso

A handwritten signature in cursive script, appearing to read "Carmella Traverso", written over a horizontal line.