

MINUTES OF THE PUBLIC REGULAR MEETING OF THE PLEASANT DALE PARK DISTRICT
WEDNESDAY, NOVEMBER 9, 2022 – 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, David Gallagher, & Jennifer Hennessy.

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 October 12, 2022 meeting.

b. Financial Statements presented to the Board of Park Commissioners for November, 2022 in the amount of \$147,495.23 for accounts payable and \$56,354.86 for employee payroll.

MOTION

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

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

5. Old Business

5A - Potential partnership with School District 107 update

Mr. Russian reminded the Board that Superintendent Palzet appeared at last month's meeting when the project was introduced and discussed. A letter was sent to the Lyons Township High School Board inquiring whether or not they would have any interest in a potential land swap and/or partnering on a potential project. The letter was received and will be discussed at their November 21, 2022 meeting.

Superintendent Dave Palzet contacted Mr. Russian and inquired as to what the Park District Board would consider if Lyons Township School Board decided that they are not interested in this project.

There was a brief discussion between the Board members regarding possible uses for the Hess property in relation to the school district and park district.

Mr. Tertell pointed out that the Hess property has been sitting vacant for 40 years.

Mr. Gallagher suggested that there should be more dialogue encouraged between everyone to get ideas as to the best use of that piece of property.

5B - Walker Park Bridge/Culvert Project update

Mr. Russian indicated this project is moving along smoothly. It's being done in three phases. First phase is the stream bank stabilization, grading, and seeding. They are also finishing up concrete work and framing. First phase should be done in a few days. They will come back January or February of 2023 whenever the culvert gets delivered. There has been good communication with ERA, Engineering Resource Associates.

5C - Walker Park Buildings Project update

Mr. Russian had a meeting with Wight and Co. at their office last week, and received the initial building assessment. There is a need for us to figure out how much space we would want or need for a new building. We are bound by the issue of the park being almost all in a floodway or floodplain.

What Wight initially proposed is a building of about 42,000 square feet. It was discussed maybe a second story with an elevator or maybe even a third story. With an estimate of estimate of \$500 per square foot, that would be a \$21 million dollar building.

There was a brief discussion regarding south property and South parking lot or whether to have two separate buildings with a walkway. Some of the property on the south end of Walker Park would be targeted for the new maintenance building.

There was some discussion regarding financing and grants that may be available for this project.

Mr. Gallagher suggested having some community involvement regarding concepts and feedback.

Mr. Russian indicated one of the ideas discussed was a workout area including tennis, basketball, and pickleball courts.

More research needs to be done before addressing community involvement.

Mr. Davis addressed Number 4: Open Forum

Mr. Tyler Schnotala appeared and questioned the Board regarding the property issue in relation to Lyons Township. (Mr. Schnotala is currently working on securing a badge through his boy scout troop)

Mr. Davis stated that there have been discussions regarding a seven-acre parcel and the possibility of going into a partnership with School District 107, the Park District, and Lyons Township High School Board as to what options would be available to best utilize this land.

6. New Business

6A - FY2022 Audit presentation by Sikich, LLP

Mr. Daniel Berg appeared, explained, and answered questions in relation to the audit to the Board Members.

6B - Board action on purchase of benches for Walker and Soehrman Park from Belson Outdoors for \$28,352.94

MOTION

Mr. Gallagher made a motion to purchase benches for Walker and Soehrman Park from Belson Outdoors for \$28,352.94. Seconded by Mr. Gierut. All Ayes. Motion passed.

6C - Board Action on IAPD Credentials Certificate for annual meeting on January 28, 2023

MOTION

Mr. Gallagher made a motion to approve IAPD Credentials Certificate for annual meeting on January 28, 2023. Seconded by Mr. Tertell. All Ayes. Motion passed.

6D - Board Action on Bid Acceptance for Soehrman Park Playground Project from George's Landscaping, Inc. for \$440,400.00

Mr. Russian explained the bid was sent out, and there were five bidders. George's landscaping was the lowest. They have worked with the Park District previously. Plans were submitted to Countryside, and there may be issues regarding some landscaping plants. The plan is to do demo and installation of new equipment. In 2023 once the weather breaks, we will have pour in place surfacing, then landscaping, and be ready for Memorial Day when the splash pad opens.

MOTION

Mr. Gierut made a motion to approve the Bid Acceptance for Soehrman Park Playground Project from George's Landscaping, Inc. for \$440,400.00. Seconded by Ms. Hennessy. All Ayes. Motion passed.

6E - Discussion and Board Action on 2022 Tax Levy

Attorney Joseph Cainkar explained the assessed values. The multiplier went down to 7 percent. If the Park District decides to levy more than 5 percent, there would have to be a Truth in Taxation hearing. He suggested passing the 5 percent Levy at the December meeting.

7. Flagg Creek Golf Course Report

Mr. Gallagher stated that the golf course will be open on Thanksgiving.

8. Pleasant Dale Parks Foundation Report – Nothing heard

9. Staff Reports

a. (Staff reports are provided as information only)

10. Additional Items

11. Board Member Comments

12. Executive Session: Kee Construction vs. Pleasant Dale Park District Case No. 2021L003899
There was no executive session.

13. Adjournment

MOTION

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

(Whereupon the Regular Meeting ended at 7:00 pm)

Reported by Carmella Traverso


