

MINUTES OF THE PUBLIC REGULAR MEETING OF THE PLEASANT DALE PARK DISTRICT
WEDNESDAY, JUNE 12, 2024– 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, Patrick Gierut, Jennifer Hennessy, and Thomas Raschka. Absent: David Gallagher

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 May 8, 2024 meeting

b. Financial Statements presented to the Board of Park Commissioners for June, 2024 in the amount of \$165,007.35 for accounts payable and \$66,760.29 for employee payroll.

MOTION

Mr. Raschka made a motion to approve items a & b. Seconded by Mr. Gierut. All Ayes. Motion passed.

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

5. Old Business

5A - Update on potential sale of LTHS Willow Springs property – Nothing to report

6. New Business

6A - Board action on Wight & Co. proposal for Construction Management Services for New Maintenance Building Project in the amount of \$278,475 plus 3% of the cost of future construction

Mr. Craig Polte, Director of Athletic Fields & Facilities, and Mr. Bob Ijams, Director of Parks & Recreation, from Wight & Company appeared before the Board to provide information regarding the proposal for Construction Management Services.

Mr. Ijams discussed Wight & Co. involvement during the original interview for the Buildings Plan (the recreational center and maintenance building), in regard to the resources, design, and construction sites.

Mr. Polte explained that he is responsible for the park and athletic construction. The proposal shows the design contract and fees.

Included in the proposal are preconstruction services, where the designers work on estimates as the design progresses. They make sure that as the design continues and items are changed, the park district will be provided with up-to-date estimates.

They do all the procurement by District standards, so they follow the procurement clause. They break the job down into packages and bid it out. They are basically taking that step away that the general contractor would have. Someone will do all the contract work and the bidding, and Mr. Polte will be involved in the design all the

way through. Wight have a full-time Superintendent that will be on site to make sure things are coordinated, quality of work is provided, and everything stays on schedule.

They will provide a full-time person who will be available all the time. They will guarantee a price at some point during design so that as the design continues, we work with the design team to make sure that everything stays within budget.

The benefit is that Wight doesn't share in the end savings. The general commission is fixed. They are doing accurate estimates all the way through the project. If there is extra money near the end of the project, you can add elements into the project if you choose to do so. The fee is based on the cost of construction and the general commission, which is the cost of doing the project that is basically fixed and all determined by the scheduling and duration of the project.

There was a brief discussion regarding water service and potential septic system.

Wight makes sure you have someone looking out for your interests making sure that you are going to get a quality project at a good price.

There was a brief discussion about possible grants available for these projects, and Wight & Co. will look to available park, state, and local grants.

The accounting is available in excel form and kept up to date.

Wight will prequalify all the contractors, do a financial background, and check references.

MOTION

Mr. Gierut made a motion to approve Board action on Wight & Co. proposal for Construction Management Services for New Maintenance Building Project in the amount of \$278,475 plus 3% of the cost of future construction. Seconded by Ms. Hennessy. All Ayes. Motion passed.

6B - Board action on Gateway SRA's 6th Articles of Agreement

MOTION

Mr. Davis made a motion to approve Gateway SRA's 6th Articles of Agreement. Seconded by Ms. Hennessy. All Ayes. Motion passed.

6C - Board action on Flagg Creek Golf Course FY2025 Budget

MOTION

Mr. Davis made a motion to approve the Flagg Creek Golf Course FY2025 Budget. Seconded by Mr. Gierut. All Ayes. Motion passed.

6D - Board action on purchase of golf carts for Flagg Creek Golf Course from Textron Inc. in the amount of \$53,822.

Mr. Patrick Jeter stated that six were delivered in November and are working out very well. Thirty-six is the targeted amount and we anticipate possibly getting six every other year.

MOTION

Mr. Gierut made a motion to approve the purchase of golf carts for Flagg Creek Golf Course from Textron Inc. in the amount of \$53,822. Seconded by Mr. Raschka. All Ayes. Motion passed.

6E - Board action on Beverly Companies' proposal for Flagg Creek Golf Course Hole #1 rip rap installation in the amount of \$21,315.

Mr. Jeter indicated they intend to work on Number 9, the big pond, in the Fall.

MOTION

Ms. Hennessy made a motion to approve Beverly Companies' proposal for Flagg Creek Golf Course Hole #1 rip rap installation in the amount of \$21,315. Seconded by Mr. Davis. All Ayes. Motion passed.

6F - Board action on Halloran & Yauch, Inc. proposal for Flagg Creek Golf Course Electric Irrigation Valve replacement in the amount of \$13,500

MOTION

Mr. Davis made a motion to approve Halloran & Yauch, Inc. proposal for Flagg Creek Golf Course Electric Irrigation Valve replacement in the amount of \$13,500. Seconded by Mr. Gierut. All Ayes. Motion passed.

6G - Board action on potential Willowfest Donation

There was a brief discussion regarding banner donations.

MOTION

Mr. Gierut made a motion to accept the \$750 gold banner Willowfest donation. Seconded by Mr. Raschka. All Ayes. Motion passed.

7. Flagg Creek Golf Course Report

Mr. Patrick Jeter mentioned things are going along well. The course is in good shape. We started providing breakfast sandwiches. No problems to report with the price increase.

8. Pleasant Dale Parks District Foundation Report

Mr. C. J. Johnson appeared and reported to the Board regarding the golf outing and other fund raisers coming up in September and October.

9. Staff Reports

a. (Staff reports are provided as information only)

The Board complimented the staff reports.

10. Additional Items

Mr. Russian mentioned that construction fence went up, and demotion started at Santa Fe Park yesterday. Mr. Gierut mentioned the beacon on Wolf Road crossing. There was a brief discussion regarding this crossing area.

11. Board Member Comments – Nothing heard

12. Executive Session – Review of Previous Executive Session Minutes

MOTION

Ms. Hennessy made a motion to go into Executive Session to review previous Executive Session Minutes. Seconded by Mr. Gierut. All Ayes. Motion passed.

(Whereupon the Board went into Executive Session at approximately 6:31 pm)

(Whereupon the Board came out of Executive Session at approximately 6:33 pm)

13. Release of Executive Session Minutes, as appropriate

After a brief executive session, it was agreed that the following Executive Session Minutes could be released:

May 12, 2021

June 9, 2021

July 14, 2021

August 11, 2021,

September 8, 2021

October 13, 2021

November 10, 2021

December 8, 2021

June 8, 2022

August 10, 2022

December 14, 2022

February 8, 2023

March 8, 2023

June 14, 2023

September 13, 2023

October 18, 2023

January 10, 2024

February 14, 2024

MOTION

Mr. Raschka made a motion to release the above Executive Session Minutes. Seconded by Mr. Gierut. All Ayes. Motion passed.

14. Adjournment

MOTION

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

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

Reported by Carmella Traverso

