



HOMEWOOD-FLOSSMOOR PARK DISTRICT
Special Meeting of the Board of Park Commissioners

Goldberg Administration Center
3301 Flossmoor Rd., Flossmoor, IL 60422

Minutes of March 29, 2022

The Special Meeting of the Board of Park Commissioners was called to order at 7:00 pm by President Bachus. Commissioners Collins, Ojode and Bachus were present. Also present were Executive Director Debbie Kopas, Superintendent of Parks & Planning Doug Boehm, Superintendent of Finance & Administration Karen Garrity, Ice Arena Manager Lyndsay Harwell, Treasurer Steve Ojode and Secretary Anne Brabec. Commissioners Dennison and Johnson were absent.

CHANGE IN AGENDA – None

COMMENTS FROM VISITORS – None

CONSENT AGENDA

None

OLD BUSINESS

a. Ice System Package

Director Kopas reported that bids for the ice system were opened. There were two bidders, and their pricing was close and as expected. Kopas had a phone call with the lower bidder American Arena, the architect and the construction management firm to go over details and make sure the company understood and can meet all of the terms of the bid. Everything was on track and WB Olsen has worked with American Arena in the past. American Arena did not include a price for Alternate #1, but fully understands that if they cannot have permanent ice ready on November 1, 2022, they will have to provide temporary ice at no additional expense. If there is temporary ice, there may be up to two weeks of downtime during the switchover to permanent ice.

Alternate #2, which is to make the first sheet of ice, will be declined because Ice Arena Maintenance Supervisor Andrew Presnak is not only fully capable, but would really like to make the first sheet of ice. With the approval of the bid, American Arena will receive a letter of intent and will immediately start the order process.

Commissioner Ojode moved to accept the Base Bid and Alternate #1 from American Arena for the Ice System Package in the amount of \$2,921,553 and authorize the Executive Director to sign the contract for the same, subject to attorney's final review and approval. Commissioner Collins seconded the motion. Roll call vote with Ayes: Collins, Ojode and Bachus. Nays: none. Motion approved.

NEW BUSINESS

a. Conroy Orthopaedic & Sports Therapy, Ltd. Use and Service Agreements

Director Kopas reviewed that reconfiguring the current rental space along the south side of the Racquet & Fitness Club building is a first step in the process of making the Club more of a community center open to the public. This would include moving Conroy Orthopaedic from its current location to the area nearer the entrance.

Before doing the work for this relocation, it was important to have at least a five-year commitment from Conroy, as the current agreement with them was set to expire at the end of 2022. This agreement was reviewed and rewritten by the park district's attorney, who is new since the last agreement, and Manager

Rohrer negotiated with Dr. Conroy and he signed the paperwork. Conroy did not agree to a pay-back of the investment to move him if he vacated the space that was initially included in the new agreement, indicating that he was not asking to move; it was the park district asking him to relocate. The park district was willing to remove this from the agreement.

In the process of creating the new agreement, it was discovered that there was a clause in the old paperwork indicating a \$7,000 security deposit had been paid years ago when it actually had not, so that was also removed. The completed paperwork includes separate Use and Service agreements due to real estate tax implications.

Commissioner Collins moved to approve the Use and Service Agreements with Conroy Orthopaedic & Sports Physical Therapy, Ltd. as presented. Commissioner Ojode seconded the motion. Roll call vote with Ayes: Collins, Ojode and Bachus. Nays: none. Motion approved.

b. Turf Management

Superintendent Boehm reported that when turf care proposals were received, the cost increase was even higher than expected and quotes were double last year's total expense. Due to this, it was decided the Parks Department will manage turf care for the smaller parks and only the larger parks will be contracted. One of the Parks staff is already licensed and certified for this type of work, and between the Parks Department and golf course, the park district has the necessary equipment. Leavitt Park will be added to the group of parks receiving no treatments, and notification of treatment days and sufficient placement of flags in parks will continue.

Commissioner Ojode moved to approve the proposal from TruGreen for two treatments at Apollo, Flossmoor, Homewood Estates, Irwin, Millennium, Patriots and Woodborough parks in the amount of \$18,224. Commissioner Collins seconded the motion. Roll call vote with Ayes: Collins, Ojode and Bachus. Nays: none. Motion approved.

c. Cedar Park Playground

Superintendent Boehm reviewed that playground vendors provided equipment options on display boards and residents voted on their favorite at a very well attended community meeting. An invitation to bid was created for the piece of equipment that was the clear winner and its installation; for this type of project, the company providing the installation is the bidder. The existing playground will remain in place until the new equipment is ready for installation so the park is not out of commission any longer than necessary. The existing swing set will remain, and if possible, the spinner, although it is very hard to find parts for it.

Commissioner Collins moved to approve the purchase and installation of the Cedar Park playground from Hacienda Landscaping, Inc. of Minooka, Illinois in the amount of \$42,750. Commissioner Ojode seconded the motion. Roll call vote with Ayes: Collins, Ojode and Bachus. Nays: none. Motion approved.

DIRECTOR'S REPORT AND COMMISSIONERS' COMMENTS

Executive Director Kopas

- Superintendent Boehm received a phone call from American Sealcoating and they now have the supplies needed to resurface the Heather Hills tennis courts. The board had approved this resurfacing in April 2021, but due to supply chain issues, the materials were not available. While the Heather Hills courts could be removed due to Flossmoor's water retention project, it is likely that there will still be two summers of court time before that happens. With those courts in such bad shape, they will be resurfaced as soon as nighttime temperatures allow.

Commissioner Collins

- It was nice to see so many people out and about on our day of “fake spring”.

ADJOURNMENT

Commissioner Ojode moved to adjourn the meeting at 7:30 p.m. Commissioner Collins seconded the motion. On a voice vote, the motion was approved.

Respectfully Submitted,

Debbie Kopas

Debbie Kopas, Secretary