



**HOMEWOOD-FLOSSMOOR PARK DISTRICT**  
Regular Meeting of the Board of Park Commissioners

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

**Minutes of September 19, 2023**

The Regular Meeting of the Board of Park Commissioners was called to order at 7:00 pm by Vice President Ojode. Commissioners Coderre and Johnson were present. Also present were Executive Director Doug Boehm, Superintendent of Recreation Mike Gianatasio, Superintendent of Parks & Planning Patrick McAneney, Marketing Manager Bob Birgel, Coyote Run Manager & Pro Tom Denklau, Racquet & Fitness Club Manager Michelle Artis, Ice Arena Manager Lyndsay Freeman, Irons Oaks Manager Cheryl Vargo, Irwin Center Manager Oralethea Davenport and Secretary Anne Brabec. Commissioners Bachus and Dennison were absent.

**CHANGE IN AGENDA** – None

**COMMENTS FROM VISITORS** – None

**SUMMER VIDEO PRESENTATION**

Manager Birgel presented a video featuring this summer's activities, programs and events.

**CONSENT AGENDA**

a. Approval of Minutes - August 15, 2023

b. NRPA Conference Travel Expense Approval

A report from the Superintendent of Finance & Administration recommending the Board of Park Commissioners consider a motion to approve travel expenses for the NRPA Conference from October 10-12, 2023 in Dallas, Texas, in an amount up to \$9,991.

Commissioner Johnson moved to approve the consent agenda as presented. Commissioner Coderre seconded the motion. Roll call vote with Ayes: Coderre, Johnson and Ojode. Nays: none. Motion approved.

**OLD BUSINESS**

a. Irwin Park Playground Design

Executive Director Boehm indicated that at the September Committee Meeting, it was decided to hire a design company to provide three price levels of ideas for the renovation of Irwin Park and playground. Upland Design has provided an agreement for this service.

Commissioner Coderre moved to approve the agreement for professional services from Upland Design for Irwin Playground Renovation in the amount of \$10,850. Commissioner Johnson seconded the motion. Roll call vote with Ayes: Coderre, Johnson and Ojode. Nays: none. Motion approved.

**NEW BUSINESS**

a. Public Hearing

The public hearing for the issuance of \$3,800,000 General Obligation Limited Tax Park Bonds for the payment of land condemned or purchased for parks, for the building, maintaining, improving and protecting of the same and the existing land and facilities of the District, to provide the revenue source to pay certain alternate bonds and for the payment of the expenses incident thereto was called to order at 7:13 pm.

Commissioners Coderre, Johnson and Ojode were present. There were no comments from the public.

Commissioner Coderre moved to close the public hearing at 7:14 pm. Commissioner Johnson seconded the motion. Roll call vote with Ayes: Coderre, Johnson and Ojode. Nays: None. Motion approved.

Director Boehm explained that due to the very long delay in receiving equipment once it has been ordered, there are several items on the agenda that will be included in next fiscal year's budget, but would be best to order as soon as possible.

b. 2024 Vehicle Purchase

Superintendent McAneney indicated that in March 2023, a bid for a Ford Super Duty F-250 had gone out but no bids were received. Following Covid, the state purchase program was eliminated so dealers did not have vehicles available. The part district has now worked through Sourcewell, a cooperative purchasing agency, and has received a favorable quote for a new truck.

This Ford Super Duty would come with a plow and replace a 2009 pickup with 102,000 miles. The older truck will be kept for use by summer staff. The order for the vehicle would be placed now, for delivery after May 1, 2024, and included in the 2024-2025 budget.

Commissioner Johnson moved to approve the purchase of a new 2024 Ford F-250 Super Duty F-250 SRW with Pro Plus Snowplow from National Auto Fleet Group in the amount of \$60,336.88. Commissioner Coderre seconded the motion. Roll call vote with Ayes: Coderre, Johnson and Ojode. Nays: none. Motion approved.

c. Purchase of Three John Deere Turf Vehicles

Manager Denklau reported that Coyote Run uses John Deere gators as work carts on the golf course. The three current Gators were purchased when the course opened in 2005 so are almost 20 years old and are in need of replacement. They will be kept and used at other locations within the park district or for replacement parts.

This purchase of three Gators, along with the two used units that were purchased last year, would make Coyote Run's fleet of Gators good for the next 10 years. Revels Turf and Tractor, an authorized distributor of Deere & Company, has three Gators available that can be delivered within the month. The purchase will be made through a Sourcewell contract with funds in the current capital equipment budget.

Commissioner Coderre moved to approve the purchase of three John Deere Gator TX Turf Vehicles in the amount of \$34,046.64 from Revels Turf and Tractor, LLC of Elgin, Illinois. Commissioner Johnson seconded the motion. Roll call vote with Ayes: Coderre, Johnson and Ojode. Nays: none. Motion approved.

d. Purchase of Two John Deere Triplex Approach Mowers

Manager Denklau explained that replacing the golf course's current approach mowers is a high priority. Research has been done, and available used units have more engine hours than those the course currently has that are almost 20 years old.

A purchase of two new mowers through Sourcewell and Revels Turf and Tractor, an authorized distributor of John Deere & Company, would have an estimated delivery of February 2025 if ordered before the end of September. Funds will be included in the 2024-2025 budget.

The current mowers will be kept and converted to top-dress mowers.

Commissioner Johnson moved to approve the purchase of two 2024 or 2025 John Deere 2550 PrecisionCut Triplex Mowers in the amount of \$96,124.80 from Revels Turf and Tractor, LLC of Elgin, Illinois. Commissioner Coderre seconded the motion. Roll call vote with Ayes: Coderre, Johnson and Ojode. Nays: none. Motion approved.

e. Purchase of One John Deere 73" Turf Roller

Manager Denklau reported that the golf course greens are rolled three days a week. Coyote Run has two 2014 rollers that are showing their age and require two employees in order to stay ahead of golfers.

A roller that is being demonstrated at an upcoming golf tournament is available for purchase through Sourcewell and could be delivered within the month. It is almost twice as wide as the current roller and would only require one person to do the work. The course will keep one of the current rollers as a backup and look to sell the other, as there is no trade-in value. Funds will come from the 2023-2024 capital equipment budget.

Commissioner Coderre moved to approve the purchase of one SALSCO HP11-1111 Roller in the amount of \$24,475.23 from Revels Turf and Tractor, LLC of Elgin, Illinois. Commissioner Johnson seconded the motion. Roll call vote with Ayes: Coderre, Johnson and Ojode. Nays: none. Motion approved.

f. Natural Gas Agreement

Director Boehm indicated that the park district has three-year agreements for its 13 natural gas accounts. Two (Ice Arena and RFC) are up for renewal in 2024 and eleven in November 2023. The park district will work with Rock River Energy Services to research and then lock into a fixed rate agreement that would provide the best rate possible.

Commissioner Johnson moved to authorize the Executive Director to enter into a natural gas agreement for up to three years for all 13 park district natural gas accounts. Commissioner Coderre seconded the motion. Roll call vote with Ayes: Coderre, Johnson and Ojode. Nays: none. Motion approved.

### **APPROVAL OF CLAIMS**

Commissioners had no comments or questions.

Commissioner Coderre moved to approve the claims list in the amount of \$458,399.74. Commissioner Johnson seconded the motion. Roll call vote with Ayes: Coderre, Johnson and Ojode. Nays: none. Motion approved.

### **PRESENTATION AND COMMENTS ON FINANCIAL REPORTS FOR THE PERIOD ENDING August 31, 2023**

Commissioner Johnson asked about the revenue at the Ice Arena; Manager Harwell explained that it is taking some time for registrations, programming and rentals to pick up after the closure. Commissioner Coderre acknowledged Wiley's successful month, and Commissioner Ojode asked about the required upcoming minimum wage increases.

### **DIRECTOR'S REPORT AND COMMISSIONERS' COMMENTS**

Executive Director Boehm

- Thank you to Cheryl for covering for him while he was out last week.
- A really big shout out to everyone who has continued to step up to make sure we don't have a lapse in service due to the Food & Beverage Manager's resignation. There are a lot of wonderful people in this park district who don't get enough credit. Thanks to Tom, who's had to endure a lot of additional and undo stress, and to Oralethea, who along with Mike, have brought the management of The Clubhouse

back under recreation.

- We are interviewing for a new Food & Beverage Manager, and when we find the right person, we'll be able to move forward again.
- There were back to back weeks of RFC membership increases.
- He and Bob attended the Intergovernmental Lunch. There was a lot of discussion regarding security for events, which we unfortunately have to think about more now than we'd like to.
- Lyndsay and the Ice Arena staff are looking at new programming, including broomball, curling and cosmic skates.

Commissioner Coderre

- Googled Sourcewell and found a lot of ice arena related offerings, as well as technology and food service options that may have good pricing. Some existing vendors may also be included.
- Thank you for assisting with The Gem; it was so well supported by everyone, including the park district.
- Liked seeing that the pool received another five-star review and that there is another aerator in Dolphin Lake.
- Will keep her eye out for the return of family swim.

Commissioner Johnson

- A sincere thank you to everyone for pulling us out of a dire, last-minute situation at Wiley's and The Clubhouse. He can only imagine the challenges it presented and truly appreciates everything everyone has done to help.
- Congratulations to Mike and the pool team for another successful season. He knows the older facility presents challenges, but at the end of the day from a community standpoint, there is a huge group of people who enjoy the pool.
- Wants to make sure there is notification provided regarding Heritage Park being out of commission for the tear-down of old equipment and the installation of the new. Director Boehm assured him that word will get out.
- Thank you for the summer video; it is always good to see all of the smiles and reinforce why we do what we do.
- Wondered if a decision has been made about flipping nines at Coyote Run. Manager Denklau provided an update.

Commissioner Ojode

- Thank you to everyone for helping when we were hit with the unexpected.
- Congratulations on another successful summer; today's video was proof of that. With fall coming, she knows everyone is already hard to work on the next season.
- Hopefully, everyone took advantage of the open enrollment period; it is near and dear to her heart.

#### **ADJOURNMENT**

Commissioner Johnson moved to adjourn the meeting at 7:52 p.m. Commissioner Coderre seconded the motion. On a voice vote, the motion was approved.

Respectfully Submitted,

*Doug Boehm*

Doug Boehm, Secretary