

**AGENDA**  
**MEETING OF THE BOARD OF PARK COMMISSIONERS**  
**GRANITE CITY PARK DISTRICT, MAIN OFFICE**  
**2900 BENTON STREET**  
**WEDNESDAY, OCTOBER 8, 2025** **5:30 PM**

**I. ROLL CALL**

**II. MINUTES AND ATTACHMENTS OF THE REGULAR PARK BOARD**  
**MEETING OF AUGUST 27, 2025 .....pages 384-388**

**III. OLD BUSINESS**  
None

**IV. COMMUNICATIONS**

**A. Request to address the Board**  
None

**B. Request for Use of Facilities**  
None

**C. Other Communications**  
None

**V. NEW BUSINESS**

1. Resolution 25-36 approving bids for the parking lot improvement projects.....pages 389-393
2. Resolution 25-37 approving the Park District to enter an agreement with Tindall Construction, Inc to repair picnic shelters damaged during the May tornado.....pages 394-396

**VI. DIRECTOR’S REPORT**

**IF PROSPECTIVE ATTENDEES REQUIRE AN INTERPRETER OR OTHER ACCESS ACCOMMODATION NEEDS, PLEASE CONTACT THE GRANITE CITY PARK DISTRICT OFFICE AT 618-877-3059 NO LATER THAN 72 HOURS PRIOR TO THE COMMENCEMENT OF THE MEETING TO ARRANGE ACCOMODATIONS.**

**REGULAR MEETING OF THE BOARD OF PARK COMMISSIONERS  
GRANITE CITY PARK DISTRICT, MAIN OFFICE  
2900 BENTON STREET  
WEDNESDAY, SEPTEMBER 24, 2025 5:30PM**

**I. ROLL CALL**

President Harris called the meeting to order at 5:30 PM. Commissioners answering Roll Call were: Craig Sykes, Chris Mitchell, Matt Jones, Linda Ames and Don Harris. Employees in attendance were Director of Parks and Recreation Justin Brinkmeyer, , acting Secretary Megan Dittman, Superintendent of Park Operations Bradley Boone, Gardens and Memorials Supervisor Freda Bolling, Facilities Manager Joey Hall, Recreational Programming and Security Coordinator R.P. Phelps and Golf Course Manager and PGA Professional Steve Finn.

Following Roll Call, President Harris called for a motion to amend the agenda, adding an additional resolution approving an assistant secretary. Motion to approve the agenda amendment was made by Commissioner Linda Ames, second by Commissioner Craig Sykes. All commissioners present voted, "aye". Motion carried.

**II. MINUTES AND ATTACHMENTS OF THE REGULAR BOARD MEETING OF SEPTEMBER 10, 2025 (Pages 326-328)**

Motion to approve the minutes and attachments of the Regular Board Meeting of SEPTEMBER 10, 2025, as presented, was made by Commissioner Chris Mitchell, second by Commissioner Matt Jones. All commissioners present voted, "aye." Motion carried.

**III. MINUTES AND ATTACHMENTS OF THE CLOSED SESSION OF SEPTEMBER 10, 2025 (PROVIDED)**

Motion to approve the minutes and attachments of the Closed Session of September 10, 2025 as provided was made by Commissioner Matt Jones, second by Commissioner Linda Ames. All commissioners present voted, "aye". Motion carried.

**IV. COMMITTEE REPORTS (Page 339)**

None

**V. FINANCE REPORT (Pages 330-344)**

Motion to approve the Finance Report as presented was made by Commissioner Craig Sykes, second by Commissioner Chris Mitchell. All commissioners present voted, "aye". Motion carried.

**VI. TREASURER'S REPORT (Pages 345-363)**

Motion to approve the Treasurer's Report as presented was made by Commissioner Chris Mitchell, second by Commissioner Matt Jones. All commissioners present voted, "aye". Motion carried.

**VII. COMMUNICATIONS (NONE)**

**VIII. OLD BUSINESS (NONE)**

**IX. NEW BUSINESS**

1. Resolution 25-33 approving renewal of our annual service agreement with Johnson Controls for the Ice Rink Chillers (Pages 364-365)

Motion to approve the Resolution, as presented, was made by Commissioner Linda Ames, second by Commissioner Chris Mitchell. All commissioners present voted, "aye". Motion carried.

2. Resolution 25-34 authorizing the Park District to enter into an agreement with Juneau and Associates to provide professional services for parking lot sealing and asphalt repairs. (Pages 366-371).

Director of Parks and Recreation, Justin Brinkmeyer, made note that page 367 does not identify Brown Recreation Center and Loman Park lots as part of the project. However, these will be included in the bid package.

Motion to approve the Resolution, as noted with minor change, was made by Commissioner Matt Jones, second by Commissioner Linda Ames. All commissioners present voted, "aye". Motion carried.

3. Resolution 25-35 authorizing acquisition of general liability, property, wrongful acts and business auto insurance with IPARKS (Pages 372-374).

Motion to approve the Resolution, as presented, was made by Commissioner Craig Sykes, second by Commissioner Chris Mitchell. All commissioners present voted, "aye". Motion carried.

4. Resolution 25-36 (Provided).

Motion to approve the Resolution, as provided, was made by Commissioner Chris Mitchell, second by Commissioner Linda Ames. All commissioners present voted, "aye". Motion carried.

**X. PARK OPERATIONS REPORT (Page 375)**

**XI. GARDENS REPORT (Page 376)**

**XII. RECREATION REPORT (Page 377)**

**XIII. FACILITIES REPORT (Page 378)**

Pool Report (Page 379)

Ice Rink Report (Page 380)

Concessions Report (Page 381)

**XIV. GOLF COURSE REPORT (Pages 382-383)**

**XV. DIRECTOR'S REPORT (Provided)**

**Signage**

Many of the new Park District location signs have been installed, and we've received many positive comments from the community.

**OSLAD Grant**

Continuing to work on the OSLAD grant application for the Wilson Park ADA Restroom and Concession building that will take the place of the existing structure. The grant is due to be submitted through the State of Illinois AmpliFund grant management system by Tuesday, September 30th.

**Worthen Park**

Crews are continuing to work on the concrete. The concrete around the actual splash pad and building is complete. The focus now is on the vehicular access driveways and walkways leading to the splash pad entryway.

**Universal Playground**

Crews are continuing to complete the installation of the playground. Once equipment installation is completed, the surface installation will begin. This surfacing process is scheduled to take a few weeks once the crew is on-site. We are still working to finalize the footprint for the fencing installation.

**Audit**

Our FY 24 audit is nearly complete. The auditors are awaiting one confirmation from one of our financial institutions. Upon receiving that, they hope to provide the draft.

**Grants**

We received our grant fund reimbursement of \$150,000 for the Tennis and Pickleball Court Project. Additionally, PEP grant (FY 23) reimbursement funds of \$68,549.00 were received as a portion of the fencing for that project.

**Tax Levy**

Next week, I'll begin preparing our Tax Levy, which is due at the end of December.

All business concluded, Motion to Adjourn the meeting was made by Commissioner Matt Jones, second by Commissioner Linda Ames. Meeting adjourned at 5:59 PM.

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## **Committee Reports**

A. Finance Committee	Chris Mitchell, Chairman
B. Engineering Committee	Matt Jones, Chairman
C. Municipal Relations	Craig Sykes, Chairman
D. Rules, Personnel Policy	Linda Ames, Chairman

## **RESOLUTION 25-36**

### **A RESOLUTION APPROVING BIDS FOR PARKING LOT IMPROVEMENT PROJECTS**

WHEREAS, the Granite City Park District has requested bids for various parking lot improvements throughout the Granite City Park District, ("Parking Project" or "Project") which entails repairing various asphalt surfaces, including but not limited to patching, crack filling, sealing and striping; and

WHEREAS, the Park District has identified these Projects as follows: 1) Legacy Golf Course Parking Lot Improvements; 2) Wilson Park Ice Parking Lot Improvements; 3) Wilson Park Office Parking Lot Improvements; 4) Wilson Park Playground Area Improvements; 5) Wilson Park Trail Improvements; 6) Loman Park Parking Lot Improvements; 7) Brown Recreation Center Parking Lot Improvements; and

WHEREAS, Illinois Statute 70 ILCS 1205/8-1(c) requires all contracts for supplies, material or work involving an expenditure in excess of \$30,000.00 to be awarded to the lowest responsible bidder, after due advertisement; and

WHEREAS, the overall projects combined exceed the \$30,000.00 Illinois Statute limit; and

WHEREAS, both Sonnenberg Asphalt Co. Inc. and Stutz Excavating have presented the lowest responsible bids for portions of the Project; and

WHEREAS, Sonnenberg Asphalt Co. Inc. submitted the lowest responsible bids for Projects 1, 2, 3, 4, 5 and 6 totaling \$151,296.00; and

WHEREAS, Stutz Excavating submitted the lowest responsible bid for Project 7 totaling \$6,275.00; and

WHEREAS, Rooters Asphalt submitted the lowest bid for Project 7 but could not complete significant portions of Project 7 until May 2026 and therefore did not represent the lowest responsible bid based on the Park Districts needs; and

WHEREAS, awarding the bid to the lowest responsible bidders is in the best interest of the citizens of the Park District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE GRANITE CITY PARK DISTRICT:

1. That Sonnenberg Asphalt Co. Inc., with a bid of \$151,296.00 is the lowest responsible bids for Projects 1, 2, 3, 4, 5 and 6.
2. That Stutz Excavating, with a bid of \$6,275.00 is the lowest responsible bid for Project 7.

3. That both Sonnenberg Asphalt Co. Inc. and Stutz Excavating should be awarded and are hereby awarded the bids for the Projects.

4. That the President and Secretary are authorized to execute all agreements necessary for the awarding of the bids and the performing of the work.

PASSED this 8<sup>th</sup> day of October, 2025

APPROVED this 8<sup>th</sup> day of October, 2025.

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President

ATTEST:

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Secretary



Job No. 251602

**Memorandum**  
**Granite City Park District**  
**Parking Lot Improvements Project**  
**Bid Results**

**To:** Park District Commissioners  
**From:** Chad Juneau  
**Subject:** Parking Lot Improvements Project  
Bid Results  
**Date:** October 2, 2025

- 1) As requested, bids were advertised and received for the above noted project on Thursday, October 2, 2025, at 10:00 a.m. The following are the results of the bids received (see attached bid results):

	<u>Sonneberg Asphalt</u>	<u>Roofers Asphalt</u>	<u>Stutz Excavating</u>	<u>Christ Bros</u>
Site 1:	<b>\$49,793.00</b>	\$60,000.00	\$77,175.00	
Site 2:	\$20,911.00	<b>\$18,000.00</b>	\$31,525.00	
Site 3:	\$7,175.00	<b>\$6,500.00</b>	\$11,075.00	
Site 4:	<b>\$34,455.00</b>	\$42,000.00	\$37,575.00	\$47,820.00
Site 5:	<b>\$4,622.00</b>	\$9,000.00	\$6,550.00	
Site 6:	<b>\$34,340.00</b>	\$36,000.00	\$38,725.00	
Site 7:	\$6,650.00	<b>\$3,000.00</b>	\$6,275.00	

- 2) Plans and specifications were also advertised on SIBA.

- 3) This project is subject to availability of project funds. This project is to be paid through the Park District Funds.
- 4) Rooters Asphalt stated in their bid that all crack filling, sealing and striping will be completed by May 1<sup>st</sup>, 2026.
- 5) Based on the above bids received, we recommend awarding **sites 1,4,5, and 6 to Sonnenberg Asphalt Co. Inc.** We recommend awarding **sites 2,3, and 7 to Rooters Asphalt** if the Park District is willing to wait till May 1, 2026 to be completed. If the Park District is not then we recommend awarding site 2 and 3 to Sonnenberg Asphalt Co. Inc. and Site 7 to Stutz Excavating.

# TABULATION OF BIDS

Job No. 251602

## Granite City Park District Parking Lot Improvements

Page 1 of 1

Bid: Thursday, October 2, 2025 @ 10:00 a.m.		Sommerbern Asphalt Co. Inc.	Rooters American Maintenance Inc.	Stutz Excavating, Inc.	Christ Bros. Asphalt, Inc.
Item	Description	Amount	Amount	Amount	Amount
1	Legacy Golf Course Parking Lot Improvements	49,793.00	60,000.00	77,175.00	
2	Wilson Park Ice Parking Lot Improvements	20,911.00	18,000.00	31,525.00	
3	Wilson Park Office Parking Lot Improvements	7,175.00	6,500.00	11,075.00	
4	Wilson Park Playground Area Improvements	34,455.00	42,000.00	37,575.00	47,820.00
5	Wilson Park Trail Improvements	4,622.00	9,000.00	6,550.00	
6	Loman Park Parking Lot Improvements	34,340.00	36,000.00	38,725.00	
7	Brown Recreation Center Parking Lot Improvements	6,650.00	3,000.00	6,275.00	

## **RESOLUTION 25-37**

### **A RESOLUTION APPROVING THE PARK DISTRICT TO ENTER AN AGREEMENT WITH TINDALL CONSTRUCTION, INC TO REPAIR PICNIC SHELTERS IN WILSON PARK**

WHEREAS, the Park District is desirous of repairing Pavillion 1, 2, 3, 4 ("Shelter Repairs") damaged during the 2025 tornado;

WHEREAS, the Park District is desirous of obtaining professional services which will provide repairs noted (Exhibit A) during the inspection by IPARKS; and

WHEREAS, Tindall Construction, Inc. has presented the attached proposals and contract for all services needed to complete the required repairs. The Proposals outlining the terms of the work to be performed and the cost are attached to this Resolution as Exhibit A; and

WHEREAS, it is in the best interest of the citizens of the Granite City Park District that the Park District hire Tindall Construction, for the "Shelter Repairs"

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE GRANITE CITY PARK DISTRICT:

1. That the Tindall Construction, Inc. contract, attached as Exhibit A, for services to complete the Project is hereby found acceptable.
2. That the Park District Director is hereby authorized to execute the contracts with Tindall Construction, Inc.

PASSED this 8<sup>th</sup> day of October, 2025.

APPROVED this 8<sup>th</sup> day of October, 2025.

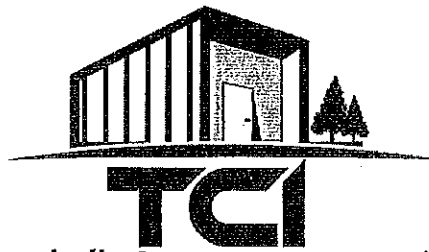
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President

ATTEST:

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Secretary



## Tindall Construction, Inc

5240 Nameoki Road Granite City, IL 62040 (618) 797-6744 phone (618) 797-6860 fax  
[www.tindallconstruction.com](http://www.tindallconstruction.com) or [www.stlouisdentalcontractor.com](http://www.stlouisdentalcontractor.com)

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October 2, 2025

Granite City Park District  
2900 Benton St,  
Granite City, IL 62040

Attn Mr Brinkmeyer,

We propose to furnish all labor, material, and equipment necessary to complete the referenced project. Our scope is based on the scope described below

### **Pavillion 1:**

1. Remove shingles where drip edge is damaged.
2. Remove and replace drip edge.
3. Supply and install new shingles.

### **Pavillion 2:**

4. Remove shingles where drip edge is damaged.
5. Remove and replace drip edge.
6. Supply and install new shingles.

### **Pavillion 3:**

7. Remove shingles where drip edge is damaged.
8. Remove and replace drip edge.
9. Supply and install new shingles.
10. Remove shingles at damaged plywood locations.
11. Remove plywood and install new.
12. Supply and install new shingles over new plywood area.
13. Remove and replace damaged trim board.

### **Pavillion 4:**

14. Remove shingles where drip edge is damaged.
15. Remove and replace drip edge.
16. Supply and install new shingles.

Exclusions:


1. Replacement of any damaged framing member.
2. Any work not specifically noted.
3. Handling of any hazardous waste, materials etc. Testing, Fee's and/or inspections if required. Lead base paint.
4. Any existing code violations.
5. Premium time and/or shift labor.

Terms:

1. This is a preliminary proposal & design is based the approval of the plan review of the local City Building Department and Fire District governing this project. Additional changes by the City Building Department and/or the Fire District will be an additional cost to our base bid.
2. Tindall Construction, Inc. will prepare a contract upon acceptances of the preliminary proposal and design.
3. Property owner and/or owners to approve a roll off trash dumpster to be placed on the existing parking lot with the understanding it may cause cracking, scratching and/or marring of the existing surface. The property owner assumes this to be normal.
4. Construction time line (45 days) from permit approval date.
5. Reasonable cooperation is required by building owners and owner's tenants to complete this project.
6. Tindall Construction, Inc. accepts no responsibility regarding and pre-existing or future mold conditions on your property and/or project.
7. This bid is based on have full access to the office space directly adjacent and/or below the proposed renovation during working hours 7:00 AM – 3:30 PM Monday through Friday.
8. All dental equipment and final wiring connection to be installed by Dental Company.
9. Materials not specified on bid documents to be selected from standard grades and colors.
10. This proposal is based on the above information Bid Clarifications, Notes, Allowances and Exclusions.
11. For increases in the work made of the Owner, Tindall Construction, Inc. Markup shall be 10% of the estimated cost of such increase. There shall be no decrease in the Tindall Construction, Inc. markup for deductive change orders.
12. The party contracting with Tindall Construction, Inc. agrees to pay the costs of collecting delinquent obligations of said party to Tindall Construction, Inc. including costs and reasonable attorney fees; and to pay interest on all delinquent accounts, at the rate of 1 1/2 % one and one-half percent per month.
13. Tindall Construction, Inc. to invoice the 1<sup>st</sup> of each month. The invoice to be paid no later than the 30<sup>th</sup> of the same month.
14. This bid is based on no liquidated damages being assessed.
15. Working hours to be between 7:00 AM – 3:30 PM Monday – Friday.
16. This proposal is based on current wages and materials and is subject to change if not accepted with-in (5) days.

**Price:      \$9,331.00**

Respectfully submitted,  
TINDALL CONSTRUCTION, INC.



Chris Tindall  
President

ACCEPTED:

By: \_\_\_\_\_  
DATE \_\_\_\_\_