



**Westmont Park District Board of Commissioners
Minutes of the Regular Meeting
Ronald J. Gunter Administrative Center
55 E. Richmond St., Westmont, IL 60559
November 8, 2017, 6:00 pm**

Agenda Item #1 Call to Order

President Long called the meeting to order at 6:00 pm.

Agenda Item #2 Roll Call

Comm. Flynn, Comm. Karesh, Comm. Long, Comm. Main
Staff Present: Bob Fleck, Executive Director, Sharon Macak, Supt. of Finance,
Steve Golembiewski, Supt. of Recreation, Joel Hymen, Supt. of Revenue Facilities &
Technology, Ben Grimme, Supt. of Parks & Golf Course, John Chorney, Parks &
Facilities Foreman, Lenore Farmer, Finance Assistant & HR

Guests: Peter Dumon, CEO of The HARP Group; Bob Main, Westmont resident

Agenda Item #3 Pledge of Allegiance

Agenda Item #4 Consent Agenda

- a. Regular Board Meeting Minutes – October 11, 2017
- b. Claims Ordinance – November 8, 2017

Motion was made by Comm. Main and seconded by Comm. Karesh to approve the Consent Agenda.

Roll Call Vote:

Ayes: Comm. Main, Comm. Karesh, Comm. Flynn, Comm. Long

Nays: None

Absent: Comm. Smith

Motion Carried.

Agenda Item #5 Open Forum and Correspondence

- a. General Public
There was no comment from the general public.
- b. Written
Bob shared thank you notes from students at Westmont Junior High School, who recently held a fun run fundraiser at Ty Warner Park.
Bob presented an invitation to the Board for the Westmont Holly Days Winter Ball.
- c. Other
There was no other correspondence.

Motion was made by Comm. Main and seconded by Comm. Flynn to move into Closed Session pursuant to Section 2 (c) (5) of the Open Meetings Act for the discussion of the purchase or lease of real property for the use of the public body.

Roll Call Vote:

Ayes: Comm. Main, Comm. Flynn, Comm. Karesh, Comm. Long

Nays: None

Absent: Comm. Smith

Motion Carried.

The Board adjourned to Closed Session at 6:05 pm.

President Long called the Regular Session back to order at 6:50 pm.

Agenda Item #6 Unfinished Business

- a. OBH Hotel Land Donation Question – Director Fleck to attend P & Z Meeting after Park Board Meeting

The Board debated 59 acres of open space versus \$600,000 cash. Bob explained to the Board that the hotel currently pays \$39,000 in taxes. Since they will receive a tax benefit for the land donation, we should request some additional money. Discussion continued about the benefits of receiving cash, which could pay off the new maintenance facility, or ownership of green/open space, which may stop future development. The general feeling of the Board was to look toward future benefits of this open space for the community. The Board was in agreement to support the land donation and to pursue it further in concept. The Board also continued to discuss the private, gated development at Oak Brook Hills and its future impact on the community. Bob will inform the Planning & Zoning Committee that the Board is working with The HARP Group.

Motion was made by Comm. Main and seconded by Comm. Flynn to approve the land donation idea presented as an original concept.

Roll Call Vote:

Ayes: Comm. Main, Comm. Flynn, Comm. Karesh, Comm. Long

Nays: None

Absent: Comm. Smith

Motion Carried.

- b. Robert Bernas Park/OSLAD – Update

Bob reported that development is now beginning to go vertical. He presented visuals of the work currently being done, including the parking lot and foundation for the shelter. Bob explained that the cost of the Burke playground equipment was \$58,000 after a \$22,000 grant discount from Burke, which was earned after payment in full. He presented a visual of the playground equipment, which was displayed as orange and lime green. Bob suggested darker colors such as tan, blue and dark green. The Board was in agreement, noting that the colors should match the theme of the park.

c. Maintenance Facility Update

Bob said that the Village needs to excavate the stone and begin work on the sidewalk in front of the building. He presented a visual of the drawings for phase II of the project, the skin and exterior of the building. He explained that this is standard concrete block, eight inches thick, with rebar drilled into each edge. This will get grouted solid, then skin, and the outer wall will get insulated. He stated that the roof needs to be replaced; since we will have to go out to bid, this probably will not happen until Spring. Bob reminded the Board that this fiscal year, \$200,000 was budgeted from the Capital fund and \$200,000 from the ADA fund, and explained that pending expenses include fencing, permits, electric, masonry, plantings and landscape. He noted that we will have money left over this fiscal year.

There was discussion about the other building on the property. Bob explained that the structural engineer recommended it be removed.

d. Other

There was no other old business.

Agenda Item # 7 New Business

a. Board to Nominate IAPD Delegates and Alternates for Annual Meeting

Motion was made by Comm. Main and seconded by Comm. Flynn to nominate Comm. Karesh as delegate and Comm. Flynn as alternate at the IAPD Annual Business Meeting.

Roll Call Vote:

Ayes: Comm. Main, Comm. Flynn, Comm. Karesh, Comm. Long

Nays: None

Absent: Comm. Smith

Motion Carried

b. 2018 State Conference - Board to consider the approval of Staff and Board Member attendance, hotel, registration and meal expenses per Ordinance 2016-6

Motion was made by Comm. Flynn and seconded by Comm. Main to approve attendance, hotel, registration and meal expense for 2018 State Conference per Ordinance No. 2016-6 for the following Commissioners and staff: Comm. Karesh, Comm. Flynn, Bob Fleck, Sharon Macak, Joel Hymen, Steve Golembiewski, Ben Grimme, Lenore Farmer, Casey Greene, Collin Jaffe, Mary Kawalek

Roll Call Vote:

Ayes: Comm. Flynn, Comm. Main, Comm. Karesh, Comm. Long

Nays: None

Absent: Comm. Smith

Motion Carried.

c. 2017 Tax Levy Ordinance

1. Public Hearing

President Long opened the Public Hearing. There was no comment from the general public. President Long closed the Public Hearing

2. Board Action – 2017 Tax Levy Ordinance No. 2017-8

Motion was made by Comm. Main and seconded by Comm. Karesh to approve Tax Levy Ordinance No. 2017-8.

Roll Call Vote:

Ayes: Comm. Main, Comm. Karesh, Comm. Flynn, Comm. Long

Nays: None

Absent: Comm. Smith

Motion Carried.

d. \$825,000 Bond Issue – December 1, 2017

1. Bids on Bonds

Sharon reported that there was one bid received from Hinsdale Bank & Trust, with an interest rate of 1.90%.

Motion was made by Comm. Flynn and seconded by Comm. Main to approve the bid from Hinsdale Bank & Trust with an interest rate of 1.90%,

Roll Call Vote:

Ayes: Comm. Flynn, Comm. Main, Comm. Karesh, Comm. Long

Nays: None

Absent: Comm. Smith

Motion Carried.

2. Approval Bond Ordinance No. 2017-9

Motion was made by Comm. Flynn and seconded by Comm. Karesh to approve Bond Ordinance No. 2017-9.

Roll Call Vote:

Ayes: Comm. Flynn, Comm. Karesh, Comm. Main, Comm. Long

Nays: None

Absent: Comm. Smith

Motion Carried.

e. Board to Consider Paycheck Direct Deposit for Part Time Staff

Bob stated that there is value in direct deposit and explained that it will save the stop pay costs if a paycheck is lost. The Board was in agreement and advised staff to make sure the auditors approve and to establish guidelines

Motion was made by Comm. Main and seconded by Comm. Flynn to approve paycheck direct deposit for part time staff, pending criteria established by staff.

Roll Call Vote:

Ayes: Comm. Main, Comm. Flynn, Comm. Karesh, Comm. Long

Nays: None

Absent: Comm. Smith

Motion Carried.

f. Treasurer's Report

Sharon reviewed the checking accounts, which total \$5,536,150.19 as of October 31, 2017 and she reported the accounts payable total is \$939,827.52. In addition, we continue with the CD investment of \$200,000.

g. Revenue Facility Report

Joel reported that Golf Course revenue for 2017 is approximately \$10,000 higher than 2016. He added that golf lessons were very successful this year. He explained that golf rates for 2018 will be reviewed in January. He reported that Fitness Club membership was positive 1 for October, adding that membership will improve in December and January. Joel presented a fee breakdown of large bath towels and small gym towels with logos, along with samples, for the Board to review. Due to cost, staff suggested ordering a small batch to be used as a give-a-way or promotional item. The Board preference was to use the small towels with the logo in the gym, not to be used as a promotional item, and recommended ordering a small batch.

Motion was made by Comm. Main and seconded by Comm. Karesh to order 600 small gym towels with the Westmont Park District logo for the Fitness Club.

Roll Call Vote:

Ayes: Comm. Main, Comm. Karesh, Comm. Long

Nays: None

Abstain: Comm. Flynn

Absent: Comm. Smith

Motion Carried.

h. Parks/Maintenance Report

Ben updated the Board on items for sale on the auction website. He reported that he is in possession of the new ice rinks. Ben explained that restrooms located in James Long Pavilion at Ty Warner Park will remain open this winter for the first time, since it is now heated. All other park restrooms are being winterized. Also at Ty Warner, path repairs were done near the new Zipline. He provided a visual, and explained that drain lines are now running under all paths. The Board was informed that the original wood dumpster enclosure outside the Community Center is rotting and needs to be replaced. Staff suggested a new vinyl enclosure, which will last longer and will also match the soffit on the Community Center. There was discussion about a gate to close the dumpster enclosure, along with relocating the dumpster to provide more parking spaces. Finally, the new sign will be installed at the golf course; the next new sign will be installed at Diane Main Park.

i. Recreation Report

Steve reported that last month's Haunted Forest event had record attendance. He thanked staff for their hard work in making this event so successful. Next year's theme will be Haunted Hospital. Also successful was the annual Halloween Fun Fair. Steve reminded the Board of the upcoming PVPN production, "One Flew Over the Cuckoo's Nest." In addition, he reviewed Holly Days events, which begin on November 19th. Also, he recently attended a pool operator course and is now a Certified Pool Operator.

j. Other

Bob reported that the Veterans Day Ceremony will take place at Ty Warner Park on Saturday, November 11th, starting at 11:00 am.

Agenda Item # 8 Adjournment

Seeing no further business, a motion was made by Comm. Flynn and seconded by Comm. Karesh to adjourn the Regular Session.

Roll Call Vote:

Ayes: Comm. Flynn, Comm. Karesh, Comm. Main, Comm. Long

Nays: None

Absent: Comm. Smith

Motion Carried.

The Regular Session was adjourned at 8:15 pm.