



**Westmont Park District Board of Commissioners  
Minutes of the Regular Meeting  
Ronald J. Gunter Administrative Center  
55 E. Richmond St., Westmont, IL 60559  
June 27, 2018 6:00 pm**

Agenda Item #1 Call to Order

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

Agenda Item #2 Roll Call

Comm. Flynn, Comm. Karesh, Comm. Long, Comm. Zapinski  
Staff Present: Bob Fleck, Executive Director, Sharon Macak, Supt. of Finance, Joel Hymen, Supt. of Revenue Facilities & IT, Ben Grimme, Supt. of Parks & Golf Course, Dustin Kleefisch, Supt. of Recreation, Lenore Farmer, Finance Assistant & HR, Alice Krampits, Senior & Special Events Coordinator

Guests: Amanda Spies, Christian Freedlund, Tricia Quast, Frank Gonzales

Agenda Item #3 Pledge of Allegiance

Those present recited the Pledge of Allegiance.

Agenda Item #4 Consent Agenda

- a. Regular Board Meeting and Closed Session Minutes – May 9, 2018
- b. Claims Ordinance – June 27, 2018

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

Roll Call Vote:

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

Nays: None

Absent: Comm. Moffett

Motion Carried.

Agenda Item #5 Open Forum and Correspondence

- a. General Public

Amanda Spies, MDA representative, thanked the Board for the use of Ty Warner Park for the Muscle Walk fundraiser held in May. She presented the Board with the Wall of Strength, signed by participants. Christian Freedlund and Tricia Quast, who participated in the walk, also thanked the Board.

Westmont resident Frank Gonzales addressed the Board on behalf of the condo association at 3525 Cass Ct. He presented photos of a downed tree on property maintained by the District that is adjacent to the residence. The Board acknowledged the tree, which went down late last fall, and agreed that it needs to be removed. Bob stated that it is on the list to be removed.

b. Written

Bob read a note from Peoples Resource Center, thanking the District for its contribution from Race to the Flag.

Bob presented a request from Alpine Amusements for overnight parking at 134 E. Quincy St., July 9-15, 2018, during Taste of Westmont. The Board discussed.

Motion was made by Comm. Flynn and seconded by Comm. Zapinski to approve Alpine Amusements' request for overnight parking at 134 E. Quincy St. for two bunk trailers and three travel trailers during Taste of Westmont.

Roll Call Vote:

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

Nays: None

Absent: Comm. Moffett

Motion Carried.

Bob read a request from Manning School PTO to once again hold their fundraising run at Ty Warner Park on September 22 or 23, 2018. The event will have approximately 150 participants. The Board was agreeable to the request.

Motion was made by Comm. Flynn and seconded by Comm. Zapinski to approve the request from Manning PTO to hold their fundraising run at Ty Warner Park on September 22 or 23, 2018.

Roll Call Vote:

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

Nays: None

Absent: Comm. Moffett

Motion Carried.

Bob read a request from a resident to host a birthday party at Sentinel Park on August 25 or 26, 2018. The Board discussed, and though this is not a rental facility, they were agreeable to the request.

Motion was made by Comm. Flynn and seconded by Comm. Zapinski to approve the request for a birthday party to be held at Sentinel Park.

Roll Call Vote:

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

Nays: None

Absent: Comm. Moffett

Motion Carried.

Bob then read several written requests to serve alcohol at upcoming events to be held at District parks and facilities. The Board discussed each one and the following action was taken:

Motion was made by Comm. Flynn and seconded by Comm. Zapinski to approve the request to serve alcohol during a bridal shower at the Community Center on January 27, 2019.

Roll Call Vote:

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

Nays: None

Absent: Comm. Moffett

Motion Carried.

Motion was made by Comm. Zapinski and seconded by Comm. Flynn to approve the request to serve alcohol at Diane Main Park on August 11, 2018 for a company picnic.

Roll Call Vote:

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

Nays: None

Absent: Comm. Moffett

Motion Carried.

Motion was made by Comm. Flynn and seconded by Comm. Zapinski to approve the request to serve alcohol during a company picnic on July 26, 2018 at Ty Warner Park's James Long Pavilion.

Roll Call Vote:

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

Nays: None

Absent: Comm. Moffett

Motion Carried.

Motion was made Comm. Zapinski and seconded by Comm. Karesh to approve the request to serve alcohol for a company picnic on July 13, 2018 at Ty Warner Park's James Long Pavilion.

Roll Call Vote:

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

Nays: None

Absent: Comm. Moffett

Motion Carried.

Bob presented a request from the Village to allow Nicor to utilize the space at 134 E. Quincy St. to store construction equipment while they are performing improvements in Westmont. The Board discussed and acknowledged that it would keep village streets clear of the equipment.

Motion was made by Comm. Zapinski and seconded by Comm. Karesh to allow Nicor to use the space at 134 E. Quincy St. for construction staging, with the stipulation that the District can request removal of the equipment at any time.

Roll Call Vote:

Ayes: Comm. Zapinski, Comm. Karesh, Comm. Flynn

Nays: Comm. Long

Absent: Comm. Moffett

Motion Carried.

- c. Introduction of Dustin Kleefisch – Superintendent of Recreation  
Bob introduced Dustin, who was welcomed by the Board.
- d. Other  
There were no additional comments or correspondence.

#### Agenda Item #6 Unfinished Business

- a. Bernas Park Update – Kenneth Co. to Request to Reduce Retainage to 5%  
Bob stated that 10% retainage is the standard. Bob explained that we are 80% done with this project and have paid just over 50% to Kenneth Co. The Board discussed.

Motion was made by Comm. Karesh and seconded by Comm. Flynn to deny Kenneth Co. request to reduce retainage to 5%.

Roll Call Vote:

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

Nays: None

Absent: Comm. Moffett

Motion Carried.

Bob presented visuals of the work in progress and explained that the heavy amount of rain is causing problems and resulting in delays. He informed the Board that the asphalt path, curb work, brick pavers, grading and the restroom still need to be completed. If the site can dry out, Bob explained, work will be complete in two weeks. The Board suggested holding an opening and dedication, with Bob Bernas present, in September.

Bob presented choices for trash receptacles, and the Board agreed to utilize the previously used cans from Ty Warner Park, instead of spending money on new ones.

- b. Maintenance Facility Update  
Bob reported that electrical is slated for Monday and the metal doors need to be hung. He said the metal roof is complete, the office interior has been cleaned, and he met with an architect to review plans for the interior.
- c. Diane Main Athletic Courts Retainage and Change Order  
Bob provided visuals and explained that the athletic courts were improperly installed last season and the work was incomplete. The Board discussed and agreed that the courts need to be repaired and the color coat should be re-applied.

Motion was made by Comm. Flynn and seconded by Comm. Zapinski to approve the additional cost for repair and color coat at Diane Mark Park athletic courts.

Roll Call Vote:

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

Nays: None

Absent: Comm. Moffett

Motion Carried.

- d. Board to Consider Approval of Natatorium Ground Lease and Village of Westmont IGA

Bob said that the ground lease is not complete and he presented draft copies to the Board, explaining that a Special Meeting may be scheduled to approve this. Regarding the IGA with the Village, Bob explained that there are still some gray areas. The Board discussed the amount the Village will contribute toward stormwater, and the length of the lease.

e. Spray Park Surface

Ben said \$170,000 was approved at Budget Workshop, and he presented two options from Life Floor, priced at \$164,940 and \$166,885 each. He explained that this is a good system and our staff can do the demo in order to save costs. The Board discussed whether to do this project in the fall or the spring, and the importance of opening the Spray Park on time in 2019. The Board advised staff to research further and to bid this project out.

f. Cabana

Bob presented a visual of the new rental cabana at the Spray Park and said there has been a great deal of advertising. He explained that it will be stained and sealed in September, and will have white columns in order to blend in with the gazebo. It will also house two picnic tables. There was discussion about installing curtains and a bamboo thatched roof in the future. Additionally, if successful, there is space to install a second cabana.

g. Recreation Programming and Budget Update

Bob explained that staff should be more involved in the budget process, understand the cost to run a program, and utilize the same format. Dustin demonstrated a new format with inter-related cells which creates a projected budget and then a final budget. The Board was pleased with the new budget format.

h. Other

There was no additional unfinished business.

#### Agenda Item #7 New Business

a. July 4<sup>th</sup> Celebration

Bob informed the Board that the event will begin at 4:00 pm at Ty Warner Park and run much the same as in previous years. Bubble ball is a new edition this year and will be offered in the small soccer field starting at 4:30 p.m.

b. Village Sister City Taiwan Delegation Visit

Bob reviewed the program which will begin on July 9<sup>th</sup> with a welcome event at Village Hall. The District will be part of the event, and will present gifts, including a picnic blanket and framed photo from the July 4<sup>th</sup> event. A picnic at Ty Warner Park's James Long Pavilion is also scheduled.

c. Prevailing Wage Act Ordinance No. 2018-3

Motion was made by Comm. Flynn and seconded by Comm. Zapinski to approve Prevailing Wage Act Ordinance No. 2018-3.

Roll Call Vote:

Ayes: Comm. Flynn, Comm. Zapinski, Comm. Long

Nays: Comm. Karesh  
Absent: Comm. Moffett  
Motion Carried.

d. July Board Meeting Date

Motion was made by Comm. Zapinski and seconded by Comm. Karesh to approve the rescheduled July Regular Meeting date of July 18, 2018.

Roll Call Vote:

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

Nays: None

Absent: Comm. Moffett

Motion Carried.

e. Treasurer's Report

Sharon reported that the accounts payable total is \$412,015.63 and the checking accounts total \$3,315,219 as of May 31, 2018.

f. Revenue Facility Report

Joel presented a visual of the reverse soffit work for the new stair climber at the Fitness Club. The Board was pleased with the renovation and questioned if the entire ceiling could be raised. Also at the Club, membership was positive 4 for May, and Joel said the new cleaning company is working out well. Joel reported that both the Fitness Club and Golf Course were inspected by the health department and the liquor inspector; both facilities passed. He said that current Golf Course revenue is \$1,000 over 2017, largely due to the success of golf lessons. The Junior Golf League has 10 less participants than 2017, Joel explained, but he predicted approximately \$80,000 in revenue this year. Joel also reported that on-line tee times through GolfNow are very popular.

Additionally, Joel reported on the successful launching of the District's new website, and informed the Board that the new Wolverines site is also up and running. He is currently working on the new website for Westmont Performing Arts, formerly known as PVPN.

The Board began discussion. They covered topics such as utilizing drones to photograph parks and facilities for promotional purposes, along with costs and locations for in-line ice hockey.

g. Parks/Maintenance Report

Ben reported on irrigation issues at Ty Warner Park, and stated that repairs will be completed after July 4<sup>th</sup>. He said that controllers were installed last week for the Rainbird IQ system, and testing will begin; every zone needs to be at or under 300 gallons per minute. He informed the Board that irrigation is good at all the other parks. The Board expressed concern about drainage near the new Zipline at Ty. Ben will address and add drainage.

h. Recreation Report

Dustin said that he has been holding meetings with the recreation department, getting to know District staff and exploring new programs and processes. He reported that the old Wildcats football equipment has been sold, resulting in a great deal more storage space at the Fitness Club, however, the cheer uniforms still remain. He informed the

Board of a new fall program, Pumpkin Flotilla, to be held at Diane Main Park. Also, recreation staff is currently proofing the new fall program guide.

i. Other

There was no additional new business.

Agenda Item #8 Closed Session

Motion was made by Comm. Flynn and seconded by Comm. Zapinski to move into Closed Session pursuant to Section 2(c)(1) of the Open Meetings Act to consider the appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body.

Roll Call Vote:

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

Nays: None

Absent: Comm. Moffett

Motion Carried.

The Board moved into closed session at 8:21 p.m.

President Long called the Regular Session back to order at 9:15 p.m.

Agenda #9 Adjournment

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

Roll Call Vote:

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

Nays: None

Absent: Comm. Moffett

Motion Carried.

The Regular Session was adjourned at 9:16 p.m.