



**Westmont Park District Board of Commissioners
Minutes of the Regular Meeting
By Remote Attendance
June 10, 2020 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. Conneely, Comm. Karesh, Comm. Long, Comm. Moffett, Comm. Zapinski
Staff Present: Bob Fleck, Executive Director, Sharon Macak, Supt. of Finance, Joel Hymen, Supt. of Revenue Facilities & IT, Dustin Kleefisch, Supt. of Recreation, Lenore Farmer, Finance Assistant & HR

Agenda Item #3 Pledge of Allegiance

Those present recited the Pledge of Allegiance.

Agenda Item #4 Consent Agenda

- a. Regular Board Meeting Minutes – May 13, 2020
- b. Special Meeting Minutes – May 20, 27 and June 3, 2020
- c. Claims Ordinance – June 10, 2020

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. Conneely, Comm. Moffett, Comm. Long

Nays: None

Absent: None

Motion Carried.

Agenda Item #5 Open Forum and Correspondence

a. General Public

There was no one present from the general public.

b. Written

Bob presented an email request from the Midtown Athletic Club tennis instructor, wanting to rent the District's tennis courts. He added that a permit and insurance will be required, along with a rental fee. Another option would be for the District to offer tennis lessons in conjunction with Midtown Athletic. The Board expressed concern that not only will a business be run on District property, but court time will be taken away from residents wanting to play tennis. According to Bob, the court at Veterans Park currently has less activity than Diane Main or Ty Warner parks. After discussion, the Board was in agreement that the District should provide a tennis instruction program.

c. Other

There were no additional comments or correspondence.

Agenda Item #6 Attorney's Report

Bob referenced an email update sent to the Board from the District's Attorney, with regards to FMC Natatorium. According to Bob, all are in agreement that the lease needs to be updated, the alcohol request is being addressed, and we continue to wait for Ty Warner's cooperation with the completion of the lease. He assured the Board that as property owners, the District is protected.

Agenda Item #7 Unfinished Business

a. LWCF Acquisition Grant

Bob reported that the grant agreement for the Fritz Werley Park project was mailed back to the IDNR today, however, there will be no action until the agreement is signed and returned back. Once the signed agreement is returned, the next step will be to contact the property owner, inform them the District is interested in the property, and request an appraisal. Once the State approves the appraisal, then we can proceed. Comm. Long explained that price will not be discussed with the property owner at the first meeting; permission will be requested to do an appraisal. The Board began discussion and Comm. Karesh expressed concern that any cost would be carried by the Village and not the District. Bob reminded the Board that if the District is unsuccessful with the grant process, then the Village will purchase the property. Additionally, the Village will be responsible for tearing down the house. According to Bob, we will be deeded from the Village the other properties across the street. Comm. Long reviewed the scope and time frame of this project. Based on his real estate experience in the community, Comm. Long requested permission from the Board to represent the District in the acquisition of the property. He stated that he will not earn any money while representing the District.

Motion was made by Comm. Zapinski and seconded by Comm. Conneely to appoint Park Commissioner James Long as Westmont Park District's representative for the acquisition of the property connected with the Fritz Werley Park project, on a pro bono basis.

Roll Call Vote:

Ayes: Comm. Zapinski, Comm. Conneely, Comm. Karesh, Comm. Moffett

Nays: None

Abstain: Comm. Long

Motion Carried.

Discussion continued with regards to House Bill 64, on the Agenda under New Business, which addressed a grant award in the sum of \$300,000 for land acquisition. The Board was in agreement to address this now, as it relates to the current LWCF Grant discussion. Bob explained that the District has received this type of funding before, most recently for playgrounds. The Board questioned the wording of "Village of Westmont Park District." According to Bob, it's understood that this grant award is for Westmont Park District, not the Village of Westmont.

b. COVID-19 Impact of Programs and Operations

According to Bob there has been a great deal of information on social media with regard to area park districts opening playgrounds. Bob stated that per IAPD, playgrounds must remain closed. With regards to park shelter restrooms, Bob reported that they can now be opened, however we are starting with the large community parks: Ty Warner, Diane Main and Veterans. He explained that restrooms will be thoroughly cleaned every morning, followed by a disinfectant spray and wipe down every two hours. This will be done by maintenance staff during the day and park patrol staff in the evenings. The Board was in agreement that hand dryers should not be in use, rather, touchless paper towel dispensers should be available in every restroom. Additionally, doors, toilets and faucets should also be touchless, however, costs will need to be reviewed. According to Bob, installation can be done in-house, which will be a cost savings.

c. WCC HVAC Project Status Report

Bob reported that Midwest Mechanical is still putting together the engineering, and they will meet to review the design next week. The contract stage will follow and he will resubmit for Village permits. The Board confirmed the cost not to exceed \$230,000.

d. Other

There was no other unfinished business.

Agenda Item #8 New Business

a. Board to Consider Outdoor Tennis Court Rental

This was addressed in Agenda Item #5 Open Forum and Correspondence.

b. Capital Maintenance Projects

Bob referenced photos included in the Board Packet of Ty Warner Park well pumps and the pond edge at the golf course hole 4 cart path. According to Bob, the well pumps are sucking in silt from the bottom of the pond. He explained that Organic Sediment Removal Systems will suck out the bottom of the well pump pit and 30 feet around the pipe intake, cleaning the sediment out completely, for a fee of \$2,530, not including the sediment bag for an additional fee of almost \$2,000. Bob felt that it may be possible to pump into the prairie or detention basin, so as to save the cost of the bag. The Board discussed, reviewing water costs, and whether or not to drain in the prairie or have the bag in the prairie. Bob assured the Board the sediment will stay in the prairie.

With regards to the hole 4 cart path, Bob explained that two soil borings drilled to a depth of 15 feet are needed in order to learn what we are dealing with, then a design solution can be determined. According to Bob the bank needs to be protected and it's not possible to do something vegetative in this area. The Board discussed.

Motion was made by Comm. Zapinski and seconded by Comm. Karesh to approve spending \$2,600, after obtaining three bids, for engineering borings at Twin Lakes Golf Club pond edge near hole 4 cart path.

Roll Call Vote:

Ayes: Comm. Zapinski, Comm. Karesh, Comm. Conneely, Comm. Moffett

Nays: Comm. Long

Absent: None

Motion Carried.

Bob then reviewed upcoming skate park repairs, including the fence, surface, and structural repairs. He received a quote of \$97,000, to rebuild the skate park, which would be six to twelve weeks out. This was not acceptable, so he is meeting with Alpine Ridge Builders, as a quality carpenter is needed to get this facility safe and back open. After this meeting the cost per day will be determined.

Bob reported on the patchwork that has been done in parking lots and on pathways, explaining that sealcoating is now needed to extend the life of this work. He presented a proposal from Firemen Sealcoating for \$7.10 per square foot, including striping, and from Evans & Sons for \$8.20 per square foot. The Board discussed.

Motion was made by Comm. Moffett and seconded by Comm. Zapinski to approve sealcoating on parking lots and pathways by Firemen Sealcoating for a cost of \$19,549.

Roll Call Vote:

Ayes: Comm. Moffett, Comm. Zapinski, Comm. Conneely, Comm. Karesh, Comm. Long

Nays: None

Absent: None

Motion Carried.

c. House Bill 64

This was addressed under Agenda Item #7 a. LWCF Acquisition Grant.

d. Treasurer's Report

Sharon reviewed updates to the Revenue & Expense Report. She reported that the accounts payable total is \$137,673.44 and the checking accounts total is \$2,475,688.12, earning \$1,136.84 interest in May. According to Sharon, the first property tax distribution of \$991,525.46 was received on June 1, 2020, and another distribution will be received on June 15, 2020. Commissioner Long commented on the fiscal year ending amounts, while Bob referenced the \$195,000 that is committed to the WCC HVAC project. Additionally, Bob commented on recreation program refunds, which also included park and room rentals.

e. Revenue Facility Report

Joel cautioned all in attendance to remain on high alert when using the web, as hacking continues at very high levels. He reported that he continues to post updates on the website while fielding inquiries from the general public, many of which concern the Spray Park opening.

Bob suspects the Spray Park may remain closed all summer, however, the Board advised staff to be prepared for opening. According to Bob, it can be up and running in about three days, though DuPage County is not currently issuing permits.

Joel reported that the golf course is very busy, adding that the updated guidelines issued by the State on May 29, saved the junior league, helped the senior league and expanded over-all play. With regards to the junior league, on-line registration took place for the first time this year, resulting in approximately 200 people attempting to register within the first four minutes. So far there are about 350 golfers this year.

Though the Fitness Club remains closed, Phase 3 guidelines do allow 1-on-1 personal training, which is currently happening, according to Joel. While also adhering to State guidelines, Joel explained, small group basketball training with Drue is currently running.

f. Parks/Maintenance Report

Bob reported that the camp garage has been painted, cleaned and new lights have been installed. According to Bob a new employee has been hired for the mow crew, who will be able to manage the big mower, therefore staff will be able to catch up on mowing. The Babe Ruth drainage project will be done Friday or Monday; working on the turf will follow. Replacing park signs will be the next project.

g. Recreation Report

Dustin recognized Maureen Heiden's diligence in the registration office, managing the junior golf league registration process. He reported that the rec department has been very busy and we are currently offering many more programs than other districts. Dustin's baseball skills clinics are scheduled to begin, with 15 registered for the hitting clinic and 13 in the pitching clinic. Summer camp will begin on Monday, with almost 30 children registered. Dustin explained that counselors will be limited, based on number of campers registered each week. Per Phase 3 guidelines, there will be no field trips. Summer Fun Camp will begin on Monday, and currently has 10 children registered. Dustin also reviewed Wolverines Basketball Skills Camp registration, and explained that most of the virtual class offerings were cancelled. With regard to Holly Days events, Dustin reported that there will be no funding from the Village this year, so it will have to be run with no cost; different programs and concepts are currently being reviewed.

h. Other

Comm. Moffett inquired about the possibility of providing a drive-in movie at Ty Warner Park. According to Dustin, there are already two Movies in the Park planned for later this summer at Ty Park. Circles six feet apart will be spray painted in the grass to promote social distancing. Dustin also explained that renting a drive-in movie screen will cost \$1,500 per night. The Board discussed the possibility of a drive-in movie at the WCC east parking lot.

The Board agreed to hold the next Special Meeting on Wednesday, June 17, 2020, starting at 5:00 pm, remotely, via Zoom.

Agenda Item #9 Adjournment

Seeing no further business to discuss, a motion was made by Comm. Conneely and seconded by Comm. Zapinski to adjourn the Regular Meeting.

Roll Call Vote:

Ayes: Comm. Conneely, Comm. Zapinski, Comm. Karesh, Comm. Moffett, Comm. Long

Nays: None

Absent: None

Motion Carried.

The Regular Meeting was adjourned at 7:45 pm.