



Westmont Park District Board of Commissioners
Minutes of the Special Board Meeting
Ronald J. Gunter Administrative Center
55 E. Richmond St., Westmont, IL 60559
October 5, 2021 6:00 pm

Agenda Item #1 Call to Order

President Karesh called the meeting to order at 6:10 pm.

Agenda Item #2 Roll Call

Comm. Conneely, Comm. Karesh, Comm. Moffett, Comm. Pecard, 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, John Chorney, Parks & Facilities Foreman,
Alice Krampits, Senior & Special Events Coordinator

Agenda Item #4 Board to Consider Master Plan Revisions and 5 Year Capital Plan-Objective and Purpose

Bob provided those present with a Special Planning Meeting Outline, which he proceeded to follow through the meeting. He began the discussion by stating that the framework for the future development and direction of Westmont Park District needs to be established. He reminded the Board that Linda Byron, bond counsel, was invited to this meeting, however, she was not able to attend. She will be invited to the next meeting. Utilizing a PowerPoint presentation, Bob began the Master Plan review by sharing an email request from a resident, along with his reply, regarding upgrades at Mertz Park, to illustrate the planning of our parks. The Board discussed and considered the resident's requests, along with costs.

Bob then presented the existing Master Plan, which was last revised in 2014, indicating revisions and updates. He explained that nothing needs to be decided tonight, however, decisions will need to be made.

The Ice Skating section was discussed, as there is currently not an ice skating rink. The Board expressed interest in creating an ice skating area by flooding an open space area, which would require little cost and maintenance. Bob explained that Lions Park was created for this purpose, though it has never been done.

Other updates reviewed included the Community Swimming Pool section, which will be deleted due to the new Natatorium, and the Golf Course/Driving Rang section, as there is currently not a location to install a driving range. Additionally, there was considerable discussion regarding Outdoor Music/Festival Spaces. Alice addressed this concern, explaining that large concerts typically don't work in Westmont, due to too much competition in surrounding communities, and specifically Ty Warner Park, which doesn't generate much walk-up foot traffic.

Bob then asked the Board to consider other areas of interest. Topics of discussion included a community garden, a dog park, a new recreation center, permanent pickleball courts, and a pump track for bikes. Bob explained that a community garden has been researched recently, however, there is not enough space for this, not adequate parking and community gardens sometimes lead to neighbor disputes. Though the Board

acknowledged the large cost for a new rec center, they felt it would benefit the community. Possible locations were reviewed, and Bob advised that a referendum may be needed, along with a business plan, as we do not have the funding with our current debt structure. Finally, possible locations for permanent pickleball courts were discussed, including east of the tennis courts at Ty Warner, and converting the Veterans Park tennis courts for pickleball.

The Board suggested conducting a community interest survey, which would include a listing of 10 to 20 items for residents to choose from.

Review of the Master Plan resumed, with the listing of the District's facilities. Bob indicated the need to edit out the dance and performance section, since this was created for the old PARC grant. Also, the Twin Lakes Learning Center section needs to be edited out since the District does not currently offer a preschool, however, we still have this facility and may keep it as an early childhood center.

Continuing through the Master Plan review, Bob explained that maps will be updated, along with the park and facility matrix listing. The boundary map, indicating the various park district neighborhoods, was discussed. According to Bob, both sections 3 and 4 will be updated, due to the recent Grant Street purchase, and the Fritz Werley Park expansion.

Bob then pointed out the section on Current Practices in Park System Development, explaining that these are national guidelines and federal mandates which we follow. With regards to park acreage and development standards, Bob explained that we are not even close to national standards for neighborhood parks, due to being landlocked and having small spaces, though we are close to the standards for community parks.

A copy of the Comprehensive Planning Guide was provided for the Board. Bob explained the three phase process, starting with the evaluation phase, which is a scorecard helping us to set priorities and immediate needs. The envision and execution phases will follow. The grading scale was discussed, which will define the value of parks, facilities and equipment. Bob invited the Board to go through the charts and listings for potential opportunities and future development.

The next topic of discussion involved the 5-Year Capital Plan spreadsheet review. According to Bob, this will be a fluid, moving document as we go through the process and put a plan together. Bob indicated the different categories, and explained that this plan will always include five fiscal years.

Discussion then focused on the Future Capital Priority List, which included the Grant St. neighborhood park development, Fritz Werley Park expansion, playground equipment replacement, Spray Park mechanical system replacement, golf course carts and bunker replacement, HVAC units, roofs, athletic courts and athletic floors.

Additionally, there was considerable discussion about the day camp multi-purpose building at Veterans Park. Bob asked the Board if this is a high priority, as cost could be as much as \$1.8 million. Bob suggested to the Board that they can set the maximum spending cap, though we do have to meet certain standards. The general feeling of the Board was high interest in this building, as there is a need for improvement, though at a much lower cost. Bob will continue to research and start to establish square foot costs.

To further illustrate the Future Capital Priority List, Bob provided pictures, starting with review of the concept sketches for the Grant St. neighborhood park development and the Fritz Werley Park expansion. Pictures of the Bernas Park shoreline were presented, and the Board questioned whether or not the Village should be managing this. Continuing with Bernas Park, Bob presented pictures of two properties which back up to the pond, for the Board to consider for future development. Additional pictures presented for Board review included athletic lighting at Diane Main Park field 1, the inside of the Twin Lakes Learning Center, and the following park playgrounds: Diane Main, Fritz Werley, Sentinel, Lebeck, and Smith Woods.

Bob then advised the Board that if something wasn't covered, to please bring it to the attention of staff.

Additionally, paying back Bonds was discussed. Bob explained that we pay principal and interest and the payment is approximately \$600,000. We then have approximately \$220,000 remaining for Capital, and sometimes we can use revenues if we have surplus. Bob then suggested that it might be wise to just take care of what we have and to not add any new facilities. After discussion, the Board suggested the need for a park tour.

Agenda Item #4 Set Date for Next Capital Planning Meeting

The Board was in agreement to conduct a Park Tour on Saturday, October 30th, starting at 9:00 am and to hold the next Special Planning Meeting on Tuesday, November 2nd, starting at 5:30 pm.

Agenda Item #5 Adjournment

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

All were in favor. Motion Carried.

The Special Meeting was adjourned at 8:30 pm.