



**Westmont Park District Board of Commissioners
Minutes of the Regular Meeting
Ronald J. Gunter Administrative Center
55 E. Richmond St., Westmont, IL 60559
September 8, 2021 6:00 pm**

Agenda Item #1 Call to Order

President Karesh called the Meeting to order at 6:03 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 #3 Pledge of Allegiance

Those present recited the Pledge of Allegiance.

Agenda Item #4 Consent Agenda

- a. Regular Board Meeting Minutes – August 11, 2021
- b. Special Meeting Minutes – August 26, 2021
- c. Claims Ordinance – September 8, 2021

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

Roll Call Vote:

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

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 noted the Community High School District event passes that were distributed to the Board. Alice invited the Board to the upcoming 40th Anniversary event for the Gregg House Museum, scheduled for September 19, 2021, including the breakfast with descendants of Mr. Gregg's family.

c. Other

Commissioner Pecard reported that WYBA's Fall Ball has begun and game play at Fritz Werley Park has been filled with the younger age groups. Commissioner Karesh reported on a Lions Club member whose son has been diagnosed with a terminal brain tumor, explaining that fundraisers have been scheduled.

Agenda Item #6 Unfinished Business

a. Acquisition Grants Update

Bob reported that the closing took place for 418 N. Warwick Ave. on Friday, for the Fritz Werley Park expansion project. He explained that utilities are being disconnected and the Fire Department will use the house for training. With regards to 314 N. Grant St., we have been mowing and maintaining this property, tree work will start within the next three weeks, and the Fire Department is training here as well.

According to Bob, we need to begin development of Fritz Werley within three years, so future plans and development grants, along with future bonds, need to be reviewed. He informed the Board that Linda Byron of Raymond James, explained that regarding bonds, we can acquire more than we thought – up to \$5.1 million – because interest rates are very low. Bob reviewed playground costs, explaining that between the two parks, this can cost approximately \$1 million. As discussion began, the Board acknowledged that other improvements will need to be made across the District, such as older playgrounds and vehicles. The general feeling of the Board was to pay off debt, however, we need to spend to develop the two parks. Bob suggested holding a special planning meeting to focus on new bond money and to prioritize the District's needs and spending. The Board was in agreement that a master plan detailing how and why to spend the money is needed.

Bob reviewed the proposed concept plan for 314 N. Grant St., explaining that it will be a true neighborhood park, with a playground, open play space, open air shelter, naturalization area, and no parking lot. He added that it will not require detention, per the Village. Next, the proposed concept plan for Fritz Werley Park was reviewed. Bob indicated the existing playground, and explained the prairie buffer and pathway with proposed fitness stations. There is not an existing shelter, however, the Board expressed interest in constructing a new shelter.

Discussion continued about extending the debt service, however, the Board was in agreement that no decisions would be made now. Referendum was also discussed, though it was noted that these typically do not pass in Westmont. Additionally, there was discussion about developing the day camp garage located in the Babe Ruth Building at Veterans Park. Finally, the Board confirmed that none of these proposed projects will impact the tax payers, as they will not result in a tax increase.

The Board agreed to schedule the special planning meeting for Tuesday, October 5, 2021, starting at 6:00 pm, and bond counsel Linda Byron will be invited.

b. Golf Course Irrigation Financing Options

Bob presented different financing terms from Rain Bird for the irrigation renovation materials and labor. He explained that finance charges are not too high and we are planning to put money down and not pay the \$168,000 in full. The different proposals provided terms for down payments of \$50,000, \$75,000 or \$100,000. Bob recommended the \$75,000 down payment with a 3-year term, suggesting that if the golf course does well again next year, then the balance can be paid. The Board discussed. Commissioner Conneely suggested paying in full now, since we are currently getting such low interest in our

checking accounts. Discussion continued, with the Board suggesting that the budget can be amended to address this, with payment coming from both golf course and corporate funds.

A motion was made by Comm. Conneely and seconded by Comm. Zapinski to not finance the Golf Course Irrigation Project, making payment in full, with \$100,000 from the Golf Course Fund and \$68,000 from the Corporate Fund.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

c. National Conference

Bob reminded the Board that the NRPA Conference begins on September 21st, and a motion is needed to approve expenses per Ordinance No. 2016-6 regulating travel, meal, and lodging expenses. He added that it is best practice to approve this spending for each conference.

A motion was made by Comm. Moffett and seconded by Comm. Conneely to approve attendance, registration, lodging and meal expenses for the 2021 NRPA Conference, not to exceed the maximum allowable reimbursements per Ordinance No. 2016-6.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

d. Other

There was no other unfinished business.

Agenda Item #7 New Business

a. Village and Park Board Combined Meeting – September 30, 2021

Bob reported that this meeting will take place in the conference room at the police station, starting at 6:00 pm. He is working on the agenda with Village Manager Steve May, which will include discussion of Village and Park District history, and shared interests.

b. 2022 Golf Cart Fleet Replacement Discussion

According to Bob, this item was included on the agenda in error.

c. Treasurer's Report

Sharon reported that the accounts payable total is \$195,813.06, the checking accounts total is \$4,665,876.01, and we continue with the \$200,000 CD. She provided the Board with a spreadsheet detailing the 4th of July Event income and expenses, which she reviewed, explaining that the approximate total loss was \$4,604.58. The Board was appreciative of her presentation.

d. Revenue Facility Report

Joel reviewed the cyber security underwriting application for IPARKS, which he recently completed. Also, he recently completed the Payment Card Industry (PCI) compliance certificate for our credit card transactions. He explained that the security cameras for Bellerive Park are delayed due to inventory issues, so that project is currently on hold, and the new elevator for the Administrative Center is in the engineering phase. At the golf course, Joel reported that sealcoating is finished, and since the Junior Golf League has concluded, we are trying to fill those mid-day tee times. He explained that due to the State's current indoor mask mandate, member visits are down at the Fitness Club, and the marketing plan are specials will be put on hold. Also, the new fitness equipment is in, and Chris did a good job of receiving and reorganizing.

Joel informed the Board how he was contacted by a licensed drone pilot who wanted to film the golf course, free of charge. He played the video for the Board, explaining that we have full rights to this and will be able to use it for promotional purposes. The Board expressed interest in getting a proposal to have more of this done, perhaps for our rental parks.

e. Parks/Maintenance Report

Bob reported on the parks beautification project, explaining that a contractor is needed to help with this. John explained that there is only one staff member who maintains the fields every day, while the beautification crew is now down to one as well. He confirmed that he is still trying to hire additional staff, and his department works seven days a week. The staffing shortage was discussed, along with weed removal in playgrounds, since Round-Up is no longer used.

f. Recreation Report

Dustin reported that with the completion of summer programs, 145 classes were offered, with 1,024 enrollments, bringing in \$157,216.50 in fees collected. He said the fall program guide went live online on August 9th, and work on the Winter/Spring guide is in progress. Dustin reviewed summer camp, explaining that there were struggles early on with both kids in the program and staff, however the camp program was successful, with a net profit of \$65,298. According to Dustin, park pavilion and athletic field rentals continue to be successful, and the Spray Park Splash 'n Bash party rental was very popular. He reviewed a four-year rental comparison chart, explaining that we continue to surpass rental revenues every year. He reviewed upcoming fall events, including Last Straw, Pumpkin Flotilla, Haunted Forest, Ghost Stories, and Halloween Tricks & Treats. Regarding Haunted Forest, scheduled for October 16th, holding a two-day event in the future was discussed, due to the popularity of this event. He reviewed Kids Club enrollment, explaining that hiring additional staff is important, so that enrollment can be increased. Preparations are underway for 2 & 3 School, which has 11 enrollments. Dustin credited Rachel for her scheduling abilities with field usage, and parks maintenance staff for keeping the fields well maintained. Field lighting was discussed, and the possibility of using a timer for lights at Veterans Park. Dustin reviewed recent travel basketball tryouts, and said there should be seven teams this year. Gym space for practices was discussed and he said the school districts should be available for practices. Finally, Dustin reviewed the increased registration numbers for WYBA's Fall Ball.

g. Other

Bob updated the Board on detention at the Fritz Werley Park parcel. He explained that the old Campus Corp. building location on Cass Ave. will be a bonus detention that the Village will develop, essentially becoming off-site detention. He said the Village will establish a fee

for off-site detention, which the developer would pay. This location is south of Prairie Point Towers and would be adjacent to our park development. The Board expressed concern about this. Bob said this can be discussed more at the upcoming Joint Meeting.

Agenda Item #8 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. Moffett, Comm. Pecard, Comm. Karesh

Nays: None

Absent: None

Motion Carried.

The Regular Meeting was adjourned at 8:04 pm.