



**Westmont Park District Board of Commissioners  
Minutes of the Special Meeting  
Ronald J. Gunter Administrative Center  
55 E. Richmond St., Westmont, IL 60559  
November 2, 2021 5:30 pm**

Agenda Item #1 Call to Order

President Karesh called the Meeting to order at 5:40 pm.

Agenda Item #2 Roll Call

Comm. Conneely, Comm. Karesh, Comm. Moffett, Comm. Pecard, Comm. Zapinski  
Staff Present: Bob Fleck, Executive Director, 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

Guest: Linda Byron, Director, Raymond James Public Finance

Agenda Item #3 Pledge of Allegiance

Those present recited the Pledge of Allegiance.

Agenda Item #4 Open Forum & Correspondence

a. General Public

There was no one present from the general public.

b. Written

There was no written correspondence.

c. Other

There was no additional discussion.

Agenda Item #5 Linda Byron of Raymond James – Bond Structure Presentation

Ms. Byron addressed the Board, and provided a packet, Westmont Park District: Capital Improvement Plan Financing, for each Commissioner. She began her presentation with the current alternate revenue debt service payment schedule and uses of annual rollover bonds, followed by a summary of three different financing scenarios for 2022 Bonds. A financing timeline was presented, which noted that the soonest we could issue Bonds would be March 2022. The rate forecast was reviewed, along with spend-down requirements. Ms. Byron addressed the Board's questions, and there was discussion about capital funds and future grant applications, and the three financing scenarios. The Board was appreciative of Ms. Byron's presentation and was in agreement that no decisions would be made tonight.

At this point, at 6:30 pm, President Karesh called for a recess. The Special Meeting was called back to order at 6:35 pm.

## Agenda Item #6 Unfinished Business

### a. Proposed Master Plan Revisions

According to Bob, this continues to be a fluid process and may carry over until December or January. Regarding the Master Plan revisions, Bob stated that highlighted sections in the packet indicate proposed changes. He explained that this plan directs and guides us with how money is spent and also helps us apply for grants, therefore, we need a relevant, updated Master Plan. Bob asked the Board to review, so that updates can be made at the December Regular Meeting.

### b. Comprehensive Planning Guide Review

Bob requested the Board's input, following the tour of the District's parks and facilities on October 30<sup>th</sup>. Permanent pickleball courts and the new day camp building at Veterans Park were a focus of discussion. WiFi in Veterans Park was also addressed. Joel explained that there is no WiFi in any of our parks, though internet was brought into Ty Warner Park. He said that it is definitely possible, however, installation would most likely cost over \$10,000. The Board agreed that this is something to consider, however, it may not be necessary at this time. President Karesh acknowledged that there is a lot of work to be done, while Bob agreed that this is why we are building the 5-year plan. Additional storage and LED lighting at Ty Warner Park, and replacement of the light system at Diane Maine Park field 1 were also topics of consideration, along with vehicles and lawn mowers. The Board requested costs. The general feeling of the Board was to eliminate the bocce ball courts at Ty Warner Park and convert those to pickleball courts. A restroom at Veterans Park Little League Field was also suggested, however Bob explained that this could cost in excess of \$100,000. After discussion, the Board was in agreement that the new building at Veterans Park, permanent pickleball courts and lighting system replacement at Diane Maine Park are the priorities.

### c. Proposed 5 Year Capital Plan Review

Bob presented this spreadsheet to the Board, which begins with Fiscal Year 2022-2023 and ends with Fiscal Year 2026-2027, explaining that this is still being built, and is incomplete as he is still obtaining costs. Bob began by reviewing projects we are committed to, including 314 and 350 N. Grant St., Fritz Werley Park Expansion, and the day camp building at Veterans Park. Other priorities listed and discussed included Diane Main Park field 1 lighting, pickleball courts, rubber playground resurfacing, Bernas Park pond sediment removal, tree removal/trimming, James Long Park parking lot garage and park trash receptacles.

At this point, at 7:15 pm, Commissioner Moffett departed the meeting.

Discussion continued about several other projects listed on the spreadsheet, including picnic tables at Veterans Park Pavilion, fencing at Veterans Park Little League Field, arch backstops at Diane Main Park, the Rotary Park monument sign, Kiwanis Park common space and landscaping, Williams Cove playground, Veterans Park tot playground, and the Spray Park mechanical system, pool heater and fencing. Also reviewed was the Fitness Club annual lease equipment replacement, and a listing of vehicles and equipment. At the golf course, bunker replacement, carts and patio/deck improvements were reviewed. Additional topics included the Fitness Club women's locker rooms, parking lots, scoreboards, athletic courts, indoor athletic floors, and finally, the annual contingency fund.

Bob expressed his appreciation for the Board's feedback and direction and the Board thanked staff for their work with the 5 Year Plan.

d. Other

There was no other unfinished business.

Agenda Item #7 New Business

a. 2021 Tax Levy Ordinance

1. Public Hearing

President Karesh opened the public hearing for the 2021 Tax Levy Ordinance.

There was no one present from the general public and there were no comments from the Board.

A motion was made by Comm. Pecard and seconded by Comm. Zapinski to close the Public Hearing.

Roll Call Vote:

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

Nays: None

Absent: Comm. Moffett

Motion Carried.

2. Board Action – 2021 Tax Levy Ordinance No. 2021-10

A motion was made by Comm. Zapinski and seconded by Comm. Conneely to approve the 2021 Tax Levy Ordinance No. 2021-10.

Roll Call Vote:

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

Nays: None

Absent: Comm. Moffett

Motion Carried.

b. Other

There was no additional new business.

Agenda Item #8 Adjournment

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

Roll Call Vote:

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

Nays: None

Absent: Comm. Moffett

Motion Carried.

The Special Meeting was adjourned at 8:15 pm.