



Westmont Park District Board of Commissioners
Minutes of the Regular Meeting
Ronald J. Gunter Administrative Center
55 E. Richmond St., Westmont, IL 60559
October 13, 2021 6:00 pm

Agenda Item #1 Call to Order

President Karesh called the Meeting to order at 6:02 pm.

Agenda Item #2 Roll Call

Comm. Conneely, Comm. Karesh, Comm. Moffett, Comm. Zapinski

Comm. Pecard (virtually, via Zoom)

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, Lily Liburdi, Marketing & Communications Specialist

Guest: Kerry O'Connor, USA Pickleball Association, Westmont Resident

Agenda Item #3 Pledge of Allegiance

Those present recited the Pledge of Allegiance.

Agenda Item #4 Consent Agenda

- a. Regular Board Meeting Minutes – September 8, 2021
- b. Special Joint Meeting Minutes – September 30, 2021
- c. Special Meeting Minutes – October 5, 2021
- d. Claims Ordinance – October 13, 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

Kerry O'Connor, an Ambassador with the USA Pickleball Association, addressed the Board regarding permanent outdoor pickleball courts in Westmont. Mr. O'Connor commented on the popularity of pickleball and other pickleball courts located in surrounding communities. He noted the tennis courts at Veterans and Ty Warner Parks, which have been striped for pickleball, and the supplies stored at each location. Also, he was complimentary toward Alice Krampits, Senior Coordinator, and the work she has done to build the District's pickleball program. President Karesh explained that pickleball courts have been discussed,

and while the District's needs have to be prioritized, the Board will consider if the budget allows. Bob added that space and parking are also concerns. The Board was appreciative of Mr. O'Connor's request.

b. Written

There was no written correspondence.

c. Other

There were no additional comments.

Agenda Item #6 Introduction of New Marketing Coordinator Lily Liburdi

Lily introduced herself to the Board, and expressed appreciation for the opportunity to work at Westmont Park District. The Board welcomed her to the District.

Agenda Item #7 Linda Byron of Raymond James – Bond Structure Presentation

Bob reported that this presentation will be tabled until the November 2nd Special Meeting. He informed the Board that if Linda Byron is unable to attend, then one of her partners will be in attendance.

Agenda Item #8 \$945,000 Bond Issue/General Obligation Bonds – BINA Hearing

a. Public hearing concerning the intent of the Board of Park Commissioners to sell \$945,000 General Obligation Limited Tax Park Bonds to provide the revenue source to pay certain alternate bonds and for the payment of land condemned or purchased for parks, for the building, maintaining, improving and protecting of the same and the existing land and facilities of the District and for the payment of the expenses incident thereto

President Karesh opened the Hearing to receive public comments and explained the reasons for the proposed issuance of the Bonds. There was no one present from the general public. There were no additional comments from the Commissioners.

A motion was made by Comm. Zapinski and seconded by Comm. Conneely to adjourn the Public Hearing.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

b. Authorize staff to acquire bids on a \$945,000 Bond Issue for November 30, 2021.
\$685,000 Debt Retirement and \$260,000 Capital Projects

The Board authorized staff to acquire bids on the \$945,000 Bond Issue. Bob stated that the bids will be presented at the November Regular Meeting for Board approval.

Agenda Item #9 Unfinished Business

a. Acquisition Grant Updates

Bob reported that the property on 418 N. Warwick Ave. is in our possession, and the Village has installed the construction fence; as soon as we have the deed, we will begin the grant application with the State.

Regarding 314 N. Grant St., Bob presented a budget of \$45,054.07, revised from the original budget of \$33,000, for the Board to review, which included costs for temporary fencing, demolition, gas and sanitary disconnect, and tree service. Bob explained that he is still waiting for the disconnect letter from Nicor Gas, which is needed in order to apply for the demolition permit.

b. October 30th Park Tour and November 2nd Special Master Planning Meeting

Bob reminded those present that the October 30th Park Tour is scheduled to begin at 9:00 am, and the November 2nd Special Master Planning Meeting will start at 5:30 pm.

c. Other

There was no additional unfinished business.

Agenda Item #10 New Business

a. Proposed 2021 Tax Levy

Bob said a copy of the Proposed Tax Levy was in the packet. He explained that the levy is prepared and submitted to the County for recording, and we cannot go over 5% per law. We are proposing 4% this year, and the County will adjust based on the CPI. The Board discussed.

b. Treasurer's Report

Sharon reported that the checking accounts total is \$5,416,940.87, and the accounts payable total is \$176,872.49. She reminded the Board of the two large Bond payments at the end of the year. She explained that the audit is still in progress, with the auditors in person one day, while the remainder of the week was virtual. The auditors will present to the Board in December. Bob was complimentary toward Sharon's preparation for the audit.

c. Revenue Facilities Report

Joel thanked the Board for the opportunity to attend the NRPA National Conference, and he reported that he has been working with Lily, our new marketing coordinator, in order for her to learn our processes. He updated the Board on the Bellerive Park security cameras, which may be delayed until spring, and the Administrative Center stair railing, which was fabricated today and should be installed within the next couple of days. He reported on the transition to the new work order management software, MaintainX, which is more streamlined and has a mobile app, which will be more user friendly for staff in the field. Also, the Administrative Center elevator is still in the engineering phase.

Joel reported that the golf course is beginning to slow down for fall, and is currently running a \$10 special. He explained that aeration is complete, and irrigation work has just begun. According to Joel, activity at the Fitness Club has been in a steady decline due to the current State mask mandate. Regarding memberships, Joel explained that many family memberships have been converted to couples or singles, though staff continues working to retain and increase memberships. The Board began discussion about ways to share club information with new residents; Joel and Dustin explained that our promotional materials are included in

the Welcome Neighbor packets. The Board suggested including free passes; staff will contact the Westmont Chamber

d. Parks/Maintenance

Bob presented several pictures of the current beautification project at Ty Warner Park, including perennials, groundcovers and shrubs. He pointed out a new pathway leading from the gazebo to the playground, explaining that park maintenance staff Trini Vazquez and Rogelio Trujillo did a great job creating this. The Board expressed concern about safety and possible tripping hazards, however, Bob said this is not an issue, as the path is simply a natural element for the kids to enjoy.

Bob presented a picture of hole 8 at the golf course to illustrate the irrigation project, and another picture of the two-wire system being installed. According to Bob, this project is running smoothly and will allow for easy restoration. However, the greens may not be completed until spring, as there is a wait for the irrigation heads.

John was complimentary toward the work done by the park maintenance staff. He reported that his staff continues to maintain park restrooms, and baseball and soccer fields. Also, staff is currently busy with Haunted Forest event construction.

e. Recreation Report

Dustin explained that he is happy Lily has joined the team; she had a two-week orientation process and is doing well so far. He reported on the success of recent events, including Touch-A-Truck, Last Straw, and the 40th Anniversary of the Gregg House Museum. He explained that Pumpkin Flotilla was rescheduled due to bad weather, however, it was still very successful. He complimented the work of the park maintenance staff for Haunted Forest construction; the event is scheduled for October 16th. Also, Halloween Spooktacular Fun Night will take place on October 29th.

Dustin reported that the Winter/Spring Program Guide is complete and staff will begin working on the Summer Program Guide, which will be on the website, along with 3,000 hard copies available at the Community Center. According to Dustin, Kids Club is running well, and park and field rentals have been very successful this year. With regards to early childhood programming, he is working with Edith to develop and provide new in-house programs, rather than contracted programs. He hopes to have this plan in place by December. Also, the current 2 & 3 School program, which started in September, has 12 enrolled and is running well. Wolverines softball, soccer and flag football season will conclude at the end of October, along with WYBA's Fall Ball, while Wolverines Travel Basketball practices have just started.

f. Other

Bob informed the Board that FMC Natatorium is now the home of the IHSA swimming championships, and will be utilizing the parking lot at Ty Warner Park for overflow parking. He will work with Lilly to create a permanent Park District banner to hang at the 25-yard pool.

Bob referenced the Village's 100th Anniversary Celebration, on November 10th, which is also the date of the next Regular Board Meeting. He explained that the legacy awards will be presented at 6:00 pm and past Park Commissioners Bob Bernas, Jim Long, Diane Main and Sandra Smith are recipients of one of those awards. We have been invited to accept that award. The Board was in agreement that we need to be in attendance. After discussion, the Board was in agreement to start the November 10th Regular Meeting at 5:00 pm.

Finally, President Karesh expressed his appreciation for being able to attend the NRPA National Conference.

Agenda Item #11 Adjournment

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

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

Nays: None

Absent: None

Motion Carried.

The Regular Meeting was adjourned at 7:11 pm.