



Westmont Park District Board of Commissioners
Minutes of the Regular Meeting
Ronald J. Gunter Administrative Center
55 E. Richmond St., Westmont, IL 60559
February 9, 2022 6:00 pm

Agenda Item #1 Call to Order

President Karesh called the Meeting to order at 6:01 pm.

Agenda Item #2 Roll Call

Comm. Conneely, Comm. Karesh, Comm. Moffett
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 – January 12, 2022
- b. Claims Ordinance – February 9, 2022

A motion was made by Comm. Conneely and seconded by Comm. Moffett to approve the Consent Agenda.

Roll Call Vote:

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

Nays: None

Absent: Comm. Pecard, Comm. Zapinski

Motion Carried.

Agenda Item #5 Open Forum and Correspondence

a. General Public

Bob informed the Board that the WYBA Board presentation has been tabled for the March Regular Meeting. Also, the District's new intern, Ryan Brown, will be present at the March Meeting.

b. Written

There was no written correspondence.

c. Other

There were no additional comments or correspondence.

Agenda Item #6 Staff Anniversary Recognition – John Chorney 15 Years

President Karesh recognized John Chorney for his years of service to the District and presented him with a service anniversary pin.

At this point, at 6:05 pm, Comm. Zapinski entered the Meeting.

Agenda Item #7 Unfinished Business

a. Acquisition Grant Update

Bob reported that the house on the 314 N. Grant St. property can now be torn down. He explained that the delay was caused by the contractor not updating his contractor's license with the Village.

According to Bob, the recorded deed and title policy for 418 N. Warwick Ave. is now in our possession, so he is now able to complete the forms and submit to the State for reimbursement.

Bob informed the Board of one more possible grant opportunity which he learned of at State Conference: American Rescue Plan Act (ARPA). He explained that the State shared with Villages and school districts, and anything for park districts was sent to the counties, however, there was no guidance provided from the State as to how counties should administer. Bob said he was invited to a meeting next week, in which he hopes to learn more of the ARPA funding details.

b. Proposed Multi-Purpose Building – Update and Construction Delivery Evaluation

Bob reminded the Board that he, along with Joel and Dustin, will be attending the Planning & Zoning Commission meeting later tonight.

Bob stated that a delivery method decision needs to be decided upon and he compared the differences between a General Contractor, Construction Manager, and Construction Manager "at Risk." According to Bob, the Construction Manager acts as the owner's representative, and therefore, is hired by and would work for us. He added that there are CM's that we have relationships with, and we can obtain quotes and set up interviews. Bob suggested that a Construction Manager may be the preferred method; after discussion, the Board was in agreement.

At this point, at 6:15 pm, Comm. Pecard entered the Meeting.

Discussion continued about hiring Corporate Construction as Construction Manager, and Bob reminded the Board that that they were selected for previous projects. According to Bob, there will be no formal approval tonight, however he requested direction from the Board. President Karesh shared his familiarity with Corporate Construction projects. Bob stated that a decision will be made in March by the Board. After discussion The Board directed staff to pursue options with Corporate Construction. Bob will provide more information to the Board and will invite Corporate Construction to the March Meeting.

c. Other

There was no additional unfinished business.

Agenda Item #8 New Business

a. BINA Hearing

Public hearing concerning the intent of the Board of Park Commissioners to sell not to exceed \$5,000,000 General Obligation Park Bonds (Alternate Revenue Source) 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 public hearing. There was no verbal or written comment from those present.

A motion was made by Comm. Moffett and seconded by Comm. Pecard to adjourn the BINA Hearing.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

b. Board to Consider Williams Architects Proposal for A/E Services on Multi-Purpose Building

Bob explained the Letter of Proposed Agreement, which will allow us to get started on all the sub-trades that will be needed, such as electrical engineer, civil engineer and interior designer. He informed the Board that the basic architectural and engineering services fee will be \$120,000, which is an industry standard. According to Bob, there will be additional fees for the other sub-trades. The Board discussed.

A motion was made by Comm. Zapinski and seconded by Comm. Conneely to approve the proposal from Williams Architects for Basic Architectural & Engineering Services pending the review of an AIA agreement by the District's attorney and the successful closing of our Bonds the first week of April 2022.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

c. Surplus Property Ordinance No. 2022-2

By law, Bob explained, anything that we can no longer use must be declared surplus and authorized for sale. The property to be sold in this ordinance is the 2005 Dodge Dakota.

A motion was made by Comm. Zapinski and seconded by Comm. Conneely to approve Surplus Property Ordinance No. 2022-2, authorizing the sale of the 2005 Dodge Dakota.

Roll Call Vote:

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

Nays: None

Absent: None
Motion Carried.

d. Lions Club and Foundation Spring Fling Request for Use of Ty Warner Park Memorial Weekend

Bob explained that there was discussion of no longer holding the BBQ event, however, working through the Foundation changes things. Also, there is a member who works with Microsoft, which will provide sponsorship money. Bob provided a map of the event's layout at the southeast corner of Ty Warner Park, and the street, explaining that there will be more space for larger carnival rides since there will not be a pro BBQ competition this year. The Board discussed and was agreeable towards this event.

A motion was made by Comm. Pecard and seconded by Comm. Zapinski to approve the use of Ty Warner Park for the Lions Club and Foundation Spring Fling Event to be held Memorial Weekend 2022.

Roll Call Vote:

Ayes: Comm. Pecard, Comm. Zapinski, Comm. Conneely, Comm. Moffett, Comm. Karesh
Nays: None
Absent: None
Motion Carried.

e. Statement of Economic Interest

Lenore reported that Commissioners and staff required to file will receive an email with filing instructions from the DuPage County Clerk the first week of March. The filing deadline is May 2, 2022.

f. Treasurer's Report

Sharon reported that the accounts payable total is \$99,560.33, we continue with the \$200,000 CD, and the checking accounts total is \$3,927,532.80. She continues to seek advisement from our bank and she reviewed an investments session she attended at State Conference. Sharon suggested creating an investment committee, who could investigate more options. Comm. Conneely attended the same session, and explained that other investments are good to consider as we prepare to receive the \$5,000,000 Bond. After discussion, the Board was agreeable to consider other investment options.

g. Revenue Facility Report

Joel reported on preparations for the new server that will run RecTrac and updated the Board on the Administrative Center elevator project with is currently on schedule. The golf course is closed for the season, however, the annual Winter Open was held on January 29th; 55 golfers attended. According to Joel, activity is picking up at the Fitness Club which now has 613 memberships, with 1,198 people. The February promotion is currently running. The lifting of the indoor mask mandate effective February 28, 2022 was discussed, and it was noted that masks at the Fitness Club should then be eliminated.

h. Parks/Maintenance Report

Bob presented pictures of 45-gallon and 55-gallon outdoor garbage cans, which would have a cover without the flapping door. Costs would range from \$219 to \$243 each, depending on quantity and size. The Board was agreeable. Bob also provided pictures of the golf course pond improvement, reporting that all work was done with no damage to the course.

i. Recreation Report

Dustin reported that Recreation Coordinator Brandon Knox has secured an agreement with GGLEagues to provide Esports leagues and tournaments for the District. Dustin also provided updates for the upcoming Summer Program Guide, Easter events, softball and soccer registration, and Senior programming. He said Bidy Basketball is running well and plans are in place for Summer Bidy Basketball. President Karesh noted that Athletics Coordinator Rachel Buster-Dorsey is doing a great job running Bidy Basketball. Dustin explained that ticket sales are currently at 322 for the Winter Beer Festival, which is low. Bob explained that we are behind and we can live with a small loss, however, he acknowledged that all the marketing is in place and staff is working hard to promote this event.

j. Other

Commissioner Pecard reported that WYBA registrations are going well, with 170 registrations thus far.

Agenda Item #9 Adjournment

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

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

The Regular Meeting was adjourned at 6:58 pm.