



Westmont Park District Board of Commissioners
Minutes of the Regular Meeting
Ronald J. Gunter Administrative Center
55 E. Richmond St., Westmont, IL 60559
March 16, 2022 6:00 pm

Agenda Item #1 Call to Order

President Karesh called the Meeting to order at 6:06 pm.

Agenda Item #2 Roll Call

Comm. Conneely, Comm. Karesh, Comm. Moffett, Comm. Pecard
Staff Present: Bob Fleck, Executive Director, Sharon Macak, Supt. of Finance,
Dustin Kleefisch, Supt. of Recreation, Lenore Farmer, Finance Assistant & HR, John
Chorney, Parks & Facilities Foreman, Alice Krampits, Senior & Special Events
Coordinator, Ryan Brown, Intern

Guests: WYBA Board Members Dominic DiCera, Bill Belmonte, Anthony Glitto, Justin
Krone, George Kalecich

Agenda Item #3 Pledge of Allegiance

Those present recited the Pledge of Allegiance.

Agenda Item #4 Consent Agenda

- a. Regular Board Meeting Minutes – February 9, 2022
- b. Special Meeting Minutes – March 9, 2022
- c. Claims Ordinance – March 16, 2022

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

Roll Call Vote:

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

Nays: None

Absent: Comm. Zapinski

Motion Carried.

Agenda Item #5 Open Forum and Correspondence

a. General Public

There was no one present from the general public.

b. Written

Bob read a thank-you note from Peter Murphy, IAPD President & CEO, thanking the
District for the gift basket delivered by Joel and Dustin, while they were in Springfield
attending Legislative Conference.

Bob presented SEASPAR's new Inclusion Manual for member entities.

c. Other

There were no additional comments or correspondence.

Agenda Item #6 WYBA Presentation

WYBA Board President Bill Belmonte began the presentation by introducing the Board members in attendance, and then thanking the Park District Commissioners and staff for their assistance with the youth baseball program. The budget was presented to the Commissioners and was reviewed by WYBA Treasurer Justin Krone, who reviewed Spring registration and explained that current financials are good.

Board member Dominic DiCera then addressed the Park Board, explaining the benefits of live streaming the games, utilizing YourGameCam.com. Discussion began about installing cameras or utilizing a mobile hot spot, and ensuring that this would be affordable for parents. Bill Belmonte explained that WYBA would subscribe to this service and there would be no additional cost for parents. The Park Commissioners were in agreement to pursue this, after more research from staff.

Bill Belmonte then presented a list of field enhancement requests, including additional storage, pitching plates and tarps. Discussion began about the new multi-purpose building in Veterans Park, scheduled for construction starting late this summer, which will be located near the Babe Ruth Field. Bill expressed concern about the need for a new netting system to provide better protection from foul balls, specifically those that may land in the construction site. Bob explained that what we currently have is adequate and proper, and what Bill is requesting would require a structural engineer and would be a massive cost, more than \$30,000. Bill stated that baseballs are costly and those hit into the construction zone cannot be retrieved. Bob acknowledged that he and Bill have already begun discussion about this concern; President Karesh added that the District will research. Lastly, dugout improvements were reviewed. The WYBA Board thanked the Commissioners and staff and departed the meeting.

Bob and Dustin introduced the District's new intern, Ryan Brown, who was welcomed by the Board.

Returning to the netting system, Bob explained that he and Bill Belmonte have had previous discussions. The District purchasing baseballs was suggested as a possible solution, which would be far less costly. The Board discussed, expressing concern about the cost of a new netting system, while acknowledging that the foul ball situation has not been an issue before. Discussion continued about storage, and John Chorney suggested constructing a storage shed near the Babe Ruth Field. The Board was agreeable to this suggestion.

Agenda Item #7 Unfinished Business

a. Acquisition Grant Update

Regarding 314 N. Grant St., Bob reported that the buildings are gone and the seed blanket has been laid. At the property to the south, Bob explained that the owner will remove the blue house before we purchase this property. However, according to Bob, there are delays with the grant process from the IDNR, and we will not find out about the acquisition grant until after January 1, 2023.

At 418 N. Warwick Ave., the house has also been removed, the property has been graded and the seed blanket has been laid. The grant reimbursement has been submitted, and Bob

explained that it could be months until we hear back from the State, however, 50% has been received from the Village.

At this point, at 7:15, Comm. Zapinski entered the meeting.

b. Proposed Multi-Purpose Building – Sub-consultant and Construction Manager

Bob presented a list of construction managers recommended by Williams Architects, as Corporate Construction can no longer provide their services. The Board reviewed. Bob then recommended Tom Crnkovich from Alpine Ridge Builders, explaining that we have an existing relationship with him, as builder from the Bernas Park project. Bob informed the Board that if they chose from the Williams listing, interviews would be scheduled, and hiring is based on qualification, not cost, per State requirement. He reminded the Board that the CM works for us, managing the whole process, and will be on site every day. Bob asked the Board if they would prefer to go through the interview process or choose Tom Crnkovich. Though he is a builder and design civil engineer, he has tradesmen and carpenters and would only manage, not build. Bob also reminded the Board that our attorneys recommend Construction Manager as Advisor. The Board discussed, and was in agreement to consider Tom Crnkovich as Construction Manager. Bob will provide the Board with Tom's resume.

Regarding Sub Consultant contracts, Bob reviewed the architect and engineering fees, including \$120,000 for mechanical engineer and structural engineer, \$11,000 for civil engineer and \$1,750 for AV and low voltage. Also, Bob explained that Williams can provide an interior designer for an additional cost. The Board discussed and was in agreement that it is important to use a designer, for a maximum of \$10,000, which would still be within budget.

Additionally, Bob has already acquired estimates for soil samples, to determine if it's safe to build. He explained that there would be four soil boring locations, and he expects that there will be a positive report with no surprises.

c. Other

Bob reported that the eight new golf carts will not be delivered until September. Therefore, he suggested ordering the additional eight carts now, with the hope that they will be ready for Spring 2023. He explained that we do not pay until the carts are delivered. The Board discussed, and was in agreement to order the additional eight golf carts now.

Agenda Item #8 New Business

a. Budget Workshop

Bob explained that Budget Workshop usually includes a capital discussion, however this has already happened. He asked the Board if they would like to hold the workshop during a regular meeting, or to hold a Special Meeting. The Board discussed, and decided to hold Budget Workshop on April 20, 2022, starting at 6:00 pm.

Bob presented an updated 5-Year Plan, explaining that for Fiscal Year 2022/2023, starting June 1st, there are almost \$2.6 million in expenses. He reminded the Board that we will get the \$4.78 million Bond on April 5th, and they need to consider whether to invest \$2.6 million in year one and what can be taken from cash on hand. He suggested that a minimum of \$2 million can be invested. He explained that at the April 13th Regular Meeting, there will be a full Bond discussion.

Discussion continued regarding the parking garage across from James M. Long Park and the difficulty in determining if this is District property or the Oak Brook Hills property.

According to Bob, there are many conflicting documents, and our attorney continues to investigate. The Board expressed their concern about this situation.

b. Treasurer's Report

Sharon reported that the checking accounts totals are \$3,449,537.77 and the accounts payable total is \$147,182.79. Sharon suggested that it may be helpful to invite a representative from Wintrust Bank to the next meeting. There was discussion about the MaxSafe sweep account and researching the liquid asset fund.

c. Revenue Facility Report

Joel Hymen was not in attendance. Bob reported that the Golf Course has been getting turf grass applications, however, there is still a great deal of moisture. At the Fitness Club, Bob reported that activity is picking up and members are returning.

d. Parks/Maintenance Report

John reported that batting cages are going up, work has begun on park restrooms, and staff continues with park clean-up. Also, maintenance staff will be attending the upcoming Field Staff Skills Training through the Illinois Landscape Contractors Association. There was discussion about the difficulty of hiring summer seasonal staff.

e. Recreation Report

Dustin reported on upcoming Spring special events, including the Spring Palette Art Show, You Got Egg'd, Flashlight Easter Egg Hunt and traditional Easter Egg Hunt. Recreation staff is preparing the Summer Program Guide, Kids Club continues to run smoothly, and basketball will conclude this weekend. Also regarding athletics, Wolverines Softball and Soccer will begin soon, and field scheduling is underway. Dustin reported on the successful Winter Beer Festival, having sold 722 tickets and generating \$11,000 in revenue. Senior programming continues to increase; AARP tax assistance continues, there are two upcoming day trips this month, and preparations are underway for the Senior Golf League. Lastly, interviews are scheduled for the Recreation Coordinator position.

f. Other

There was no additional new business.

Agenda Item #9 Closed Session

A motion was made by Comm. Moffett and seconded by Comm. Zapinski to move into closed session pursuant to Section 2 (c) (1) of the Open Meetings Act to consider the appointment, employment, compensation, discipline, performance or dismissal of the specific employees of the public body.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

The Board convened to Closed Session at 7:55 pm.

President Karesh called the Open Session back to order at 9:11 pm.

Agenda Item #10 Adjournment

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

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

Nays: None

Absent: None

Motion Carried.

The Regular Meeting was adjourned at 9:12 pm.