



Westmont Park District Board of Commissioners
Minutes of the Regular Meeting
Ronald J. Gunter Administrative Center
55 E. Richmond St., Westmont, IL 60559
August 10, 2022 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
Staff Present: Bob Fleck, Executive Director, Joel Hymen, Supt. of Revenue Facilities & IT/Asst. Director, Luke Wyss, Supt. of Recreation, Rosy Fejzic, Finance Manager & Accountant, Lenore Farmer, Finance Assistant & HR, John Chorney, Parks & Facilities Foreman, Alice Krampits, Senior & Special Events Coordinator

Guests: Bill Belmonte and Dominic DiCera, WYBA Board

Agenda Item #3 Pledge of Allegiance

Those present recited the Pledge of Allegiance.

Agenda Item #4 Consent Agenda

- a. Regular Board Meeting Minutes – July 13, 2022
- b. Special Meeting Minutes – July 28, 2022
- c. Claims Ordinance – August 10, 2022

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

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

Agenda Item #5 Open Forum and Correspondence

a. General Public

Dominic DiCera from the Westmont Youth Baseball Association addressed the Board. Mr. DiCera expressed his appreciation for a successful season and was complimentary toward District staff for the good condition of the baseball fields this summer. He presented a check for \$19,000, representing the WYBA's contribution to the District. The Board was appreciative of Mr. DiCera's presentation.

b. Written

There was no written correspondence.

c. Other

There were no additional comments or correspondence.

Agenda Item#6 2022-2023 Budget and Appropriation Ordinance No. 2022-6

a. Public Hearing

President Karesh called the hearing to order, stating that the purpose of the hearing is to receive comments from the public regarding the District's proposed budget and appropriation ordinance. He explained that it was prepared in tentative form by staff and has been available for public viewing at the District's Administrative Offices and on line for at least 30 days prior to this hearing, and notice of the hearing was published in the Westmont Suburban Life. He noted that the ordinance states the anticipated expenditures, establishes the budget and appropriates the money the District plans to spend in the upcoming fiscal year. There was no comment from those present.

Seeing no comments, a motion was made by Comm. Moffett and seconded by Comm. Zapinski to close the Public Hearing.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

b. Board Action

A motion was made by Comm. Conneely and seconded by Comm. Moffett to approve 2022-2023 Budget and Appropriation Ordinance No. 2022-6.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

Agenda Item #7 Unfinished Business

a. Wintrust Investment Plan

Bob reported that the first investments would be made with Wintrust within the next day or two. He explained that interest rates are up, the PEG balance is \$250,000 and we are maximizing what can be done with the money market account. President Karesh advised staff to keep Commissioner Conneely, Board Treasurer, informed once final decisions are made.

b. Proposed Multi-Purpose Building Progress Report

Bob reported that we are two weeks away from construction documents, going to bid, and permitting. We are also close to the final AIA Agreement. He explained that we are narrowing in on the cost of constructions and Williams Architects has been trying to value-engineer this project. He informed the Board that the demo timeline has changed, so WYBA will continue to use the field through mid-September, along with baseball rentals. The current timeline is as follows: September 7, utility disconnect; September 13,

temporary fence and silt fence installation; September 15, demo day. Additionally, since water will be disconnected, a port-o-let will be made available.

c. Capital Project Reports

Bob reported that Bernas Park pond sediment removal started yesterday, and tree removal is complete at all parks, with the exception of Veterans Memorial, which will resume at the conclusion of summer camp.

Regarding the sanitary sewer at the parks maintenance garage on Quincy Street, the sanitary district was there and as of now, there is an eight-foot gap, 15-18 feet in the ground, which no one can see. HR Construction jetted and cleared the line, and if it is determined that more needs to be done, then larger equipment may be needed. There was discussion about water pressure and historical issues. John Chorney reported on Arco Plumbing's service, explaining that the line has been rodded. However, there are two sewer lines, and something may have shifted and separated. Bob will update the Board as more information is received.

At the Gregg House Museum, Bob reported that the geo-technical test was helpful, as this confirmed that there is very soft soil, which is settling. He explained that each pier could be lifted, once level, a gel foam would be injected. Carpentry work would follow. Bob said the foam injection cost is \$4,772, and carpentry would be approximately \$1,000. Total project cost would be about \$8,000. The Board discussed, and agreed to proceed.

d. Grant Update and FY23 OSLAD Grant Application

Bob informed the Board that there are less than two months to complete the application process, and the application process has changed. Before we apply, the three parcels have to be acquired from the Village, proving to the State that we own the properties free and clear with deed and title. Bob explained that the quickest way to accomplish this is with a quick claim deed. In addition, our attorney recommends completing an EPA report; however, this report may not be done in time to meet the grant application deadline. Bob is still looking at costs, and he reminded the Board that the original budget was \$750,000. Discussion began. President Karesh expressed concern about any Village obligations, reminding those present that this land was supposed to be given to the District in exchange for the five acres at Ty Warner Park where FMC Natatorium now stands. Bob confirmed that the property has already been excavated and nothing was found. Also, language can be attached to the title and deed should contaminated soils be found. The Board agreed after discussion to forgo the EPA report. In addition, Bob explained that it would be quicker if he writes the grant, though he may get assistance for the concept plan from Planning Resources.

Discussion continued about the addition of four permanent pickleball courts at Fritz Werley Park. This park has been the home of T-Ball, however it remains a neighborhood park and there is limited parking. The Board briefly suggested relocating T-Ball to other parks and possibly considering pickleball courts at Diane Main Park. After discussion, the general feeling of the Board was that baseball field usage needs to be addressed and may be relocated to other parks due to future pickleball play at Fritz Werley Park. Finally, Bob noted the requirement for the Board to approve a Resolution of Authorization for the grant application.

A motion was made by Comm. Zapinski and seconded by Comm. Conneely to approve a Resolution of Authorization for FY23 OSLAD Grant Application.

Roll Call Vote:

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

e. Other

There was no additional unfinished business.

Agenda Item #8 New Business

a. Board to Consider Backstop Netting Bid

Bob reported that only one bid was received, from Netting Experts, for \$105,211.56, with no alternates. He reminded the Board that the total budget is \$135,000, and explained that the new system will be installed 25 feet from home plate and will measure 50 feet high. Life span was discussed and Bob explained that the whole system would not need replacement, only the net. Installation will not begin until after demolition of the existing building begins, in order to maximize baseball time.

A motion was made by Comm. Zapinski and seconded by Comm. Moffett to approve the backstop netting bid from Netting Experts for \$105,211.56.

Roll Call Vote:

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

Nays: Comm. Conneely

Absent: None

Motion Carried.

b. Kompan Play Equipment Options

Bob explained that the Veteran's Park playground tot equipment is from 1991, and recommended replacements from Kompan. Pictures were presented to the Board indicating the existing equipment and its location within the playground, along with pictures of replacement pieces. According to Bob, we have been offered a 20% discount if we advertise for Kompan. Total cost for products and freight will be \$54,867. He explained that this would be a spring or early summer project, combined with the rubber surface replacement.

c. October Meeting Date

Commissioner Zapinski has a scheduling conflict with the October 12, 2022 Regular Meeting. After discussion, the Board agreed to reschedule the Regular Meeting to October 20, 2022, starting at 6:00 pm.

d. Treasurer's Report

Rosy reported that the checking accounts total is \$9,433,005.50 as of July 31st, earning 1.64% interest, and the accounts payable total is \$177,099.68.

e. Revenue Facility Report

Joel reported that he has begun working with Luke on upcoming special events, including the Winter Beer Festival, and the Horticulturist position is posted online. He reviewed the tour of Ty Warner Park he gave to State Representative Dianne Mazzochi and her associates. The Podcast studio has been set up, with the plan to begin after NRPA Conference next month. He has been meeting with Bob and the Williams Architects team

in preparation for the new Veterans Memorial Park building, and he updated the Board on continued cyber security awareness training for staff.

According to Joel, golf course revenue is up \$17,000 from 2021, which may be due in part to this year's rate increase. He expressed concern about low attendance for the Junior Golf League; registration numbers are positive, however, the junior golfers do not play on a regular basis. As this league has now concluded, promotions are planned to fill this time slot. President Karesh inquired if the drinking fountain was installed on the golf course. Joel said that it has not yet been installed, and discussion began about whether or not a drinking fountain was necessary on the course. Joel explained that there is a water cooler on the course and the free water is provided to the Senior League.

At the Fitness Club, there are currently 662 memberships and membership revenue is increasing. In order to market the Fitness Club, Joel suggested a postcard mass mailing to target non-residents, possibly in Clarendon Hills and Hinsdale. He explained that the cost would be approximately \$6,000. The Board discussed and agreed to proceed with this mailing. Finally, Joel explained that there would be a membership fee discussion in the near future, possibly October.

f. Parks/Maintenance Report

John reported that the old Veterans Park camp garage is 90% empty, and he and his staff continue with regular duties as assigned and repairs as needed. In addition, the skate park will be closed August 16-18 for repairs. Finally, every mower is working and functional.

g. Recreation Report

Luke reported on in-person vs. web transactions, confirming that on-line registrations are increasing. Also, Spray Park attendance is a lower than 2021, however, rental revenues have increased due to Splash & Bash and Cabana rentals. In addition, summer camp attendance and revenues increased from 2021. Luke updated the Board on fall athletics: travel basketball try-outs, and Wolverines softball, soccer, and flag football starting at the end of August. He also noted upcoming senior trips and this summer's Santa Fe Speedway Exhibit at the Gregg House Museum. He explained that last weekend's Summerfest Softball Tournament ran well, however, Sunday was cancelled due to weather. Finally, Luke reported on upcoming special events, including Concert in the Park, Santa Fe Speedway Day, Movie Under the Stars, Touch-a-Truck, The Last Straw, and the Westmont Performing Arts musical.

Bob informed the Board that the Recreation Coordinator position is now posted.

h. Other

Bob reported that he would be submitting the Intergovernmental Cooperation award nomination for IAPD's awards gala in October, for the work done by Westmont Park District, Village of Westmont, and FMC, in building the FMC Natatorium at Ty Warner Park. Village Communications Director Larry McIntyre is assisting with the nomination. President Karesh expressed interest in the vacant gymnastics building across the street from Ty Warner Park, wondering if it was for sale. He stated that this facility could be used as a District garage or athletics facility, and advised staff to explore this option. Bill Belmonte expressed concern about baseball field space for the 13-18 year olds this fall, as the large field at Veterans Park will not be usable due to the new building construction, along with the installation of the new netting system. Bob offered to delay the netting install; however, this is not ideal with the approach of fall weather. Games can also be played at Westmont High School, but only during the day, as there are no lights. Bob suggested offering either a shortened season, or only day games at the high school.

Agenda Item #9 Closed Session

A motion was made by Comm. Zapinski and seconded by Comm. Moffett to move into closed session pursuant to Section 2 (c) (3) of the Open Meetings Act to consider the selection of a person to fill a public office, as defined in this Act, including a vacancy in a public office, when the public body is given power to appoint under law or ordinance, or the discipline, performance or removal of the occupant of a public office, when the public body is given power to remove the occupant under law or ordinance.

Roll Call Vote:

Ayes: Comm. Zapinski, Comm. Moffett, Comm. Conneely, 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 8:32 pm.

A motion was made by Comm. Zapinski and seconded by Comm. Conneely to appoint Bill Belmonte to the vacant Commissioner seat.

Roll Call Vote:

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

Nays: None

Absent: None

Agenda Item #10 Adjournment

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

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

The Regular Meeting was adjourned at 8:40 pm.