



Westmont Park District Board of Commissioners
Minutes of the Regular Meeting
Ronald J. Gunter Administrative Center
55 E. Richmond St., Westmont, IL 60559
October 20, 2022 6:00 pm

Agenda Item #1 Call to Order

President Karesh called the Meeting to order at 6:03 pm.

Agenda Item #2 Roll Call

Comm. Belmonte, 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, Alice Krampits, Senior & Special
Events Coordinator, Lily Liburdi, Marketing & Communications Specialist, Bobby
Yonkee, Recreation Coordinator

Agenda Item #3 Pledge of Allegiance

Those present recited the Pledge of Allegiance.

Agenda Item #4 Consent Agenda

- a. Regular Board Meeting Minutes – September 14, 2022
- b. Claims Ordinance – October 20, 2022

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

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

Agenda Item #5 Open Forum and Correspondence

- a. General Public

There was no one present from the general public.

- b. Written

There was no written correspondence.

- c. Other

Bob informed the Board that we will assist the American Legion with the Veterans Day
ceremony on November 11 at 11:00 am, in Veterans Park. If the weather is bad, it will be held
in the Community Center gym.

President Karesh expressed his appreciation for being able to attend NRPA Conference last
month. He reviewed sessions he attended, and he shared information about laser tag equipment
for youth programming. He also noted the upcoming Athletic Business Conference, explaining

that it may be valuable for fitness staff to attend. In addition, President Karesh thanked Commissioner Conneely for attending the Best of the Best Awards Gala, in which the District received an award for Intergovernmental Cooperation, with the Village of Westmont and FMC Natatorium at Ty Warner Park. A video was presented.

Agenda Item #6 \$990,000 Bond Issue/General Obligation Bonds – BINA Hearing

a. Public hearing concerning the intent of the Board of Park Commissioners to sell \$990,000 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. In response to Commissioner Conneely's question about the dollar amount, Bob referenced the schedule put together in April, and explained that there is more interest for the first two years. He will re-send that document to the Board.

Seeing no additional comments or discussion, a motion was made by Comm. Moffett and seconded by Comm. Belmonte to adjourn the Public Hearing.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

b. Authorize Staff to acquire bids on \$990,000 Bond Issues for November 29, 2022.
\$987,000 Debt Retirement and \$3,000 Capital Projects

A motion was made by Comm. Conneely and seconded by Comm. Zapinski to authorize staff to acquire bids on \$990,000 Bond Issues for November 29, 2022 - \$987,000 Debt Retirement and \$3,000 Capital Projects.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

Agenda Item #6 Unfinished Business

a. Proposed Multi-Purpose Building Progress Report

Bob reported that we were not successful with the October 4 re-bid. We are currently reviewing the Village's comments for permit re-submittal, as the Village rejected our first permit; we will re-submit in November. Detention is not required; however, Bob addressed depressional storage, which is required by the Village, since it was determined that there is a small area of additional fill on the new building, and it will be necessary to mitigate on site at Veterans Park. He presented a map of the park, indicating this area. He explained that the fee to mitigate this depressional storage would be approximately \$4,500-\$5,700. He said we will pay cash in lieu of, which we are working on with the Village, adding that this will be a big savings instead of excavation.

b. Board to Consider September 15 and October 4 2022 Bids for New Building

Bob reported that in addition to bidding challenges, there is now a cement shortage, as well as contractors having too much work and not enough workers. He suggested stepping back and going to bid again after the new year. According to Bob, we only have bids for 30% of the building at this point, and staff is working to address picnics and summer programs without the new building. In addition, Bob recommended that we reject all bids, except for the fire panel bid from FSS Technologies. Discussion began, and it was suggested that we should take advantage of some of the bids received. Bob said that all the bids presented are actually high, and he reminded the Board that since we do not have concrete we cannot do anything yet.

A motion was made by Comm. Zapinski and seconded by Comm. Belmonte to reject all bids received, except for the FSS Technologies fire panel bid.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

A motion was made by Comm. Moffett and seconded by Comm. Conneely to award the fire panel base bid of \$9,488 to FSS Technologies.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

c. Capital Project Reports

Visuals were presented for the Board's review. Bob began with an update on the Lou Cimera Field backstop netting project. He reviewed turf restoration and regrading, and acknowledged the poor condition of the dugout fencing. If the Board is agreeable, he explained that he obtained a quote to replace the existing steel fencing and poles to match the new backstop, for \$25,900. According to Bob, the backstop and Museum porch projects will come in under budget, so we can absorb this cost. The Board discussed, and was in agreement to proceed with this fencing improvement. Bob also presented pictures of the new Spray Park fencing. Finally, Bob referenced the FY 2022/2023 Capital Projects progress report, which was included in the packet. He stated that the goal is to accomplish all projects on the list.

d. Other

There was no additional unfinished business.

Agenda Item #8 New Business

a. Proposed 2022 Tax Levy

Bob reported that the CPI is 5%. He has been looking at the CPI and new growth and explained that it has never been over 5% at Westmont Park District. Though we know that the CPI is at 5%, Bob continued, there is still new growth, totaling 1.15%. Bob explained that if we leave the 1.15% on the table, we can never access it again. Bob requested Board consideration on this matter, and two different 2022 proposed tax levies were presented, reflecting both 5% and 8% increases. We always ask for more, to be safe, which the County will deflate after final calculations. The Board discussed and Bob said that we have never had to notify taxpayers

before because it has never been over 5%. He informed the Board that we would need to follow the Truth in Taxation process, posting a very specific legal notice in the newspaper, followed by a public hearing to approve the proposed property tax levy increase, to be held at the November 9, 2022 Regular Board Meeting. After discussion, the Board agreed to proceed.

A motion was made by Comm. Conneely and seconded by Comm. Zapinski to approve Resolution No. 2022-2 estimating amounts necessary to be levied for the Year 2022.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

b. State of Illinois SAFE-T Act Update

Bob presented information from a recent DuPage County SAFE-T Act panel discussion, along with information from Westmont's police chief. After providing a summary of this Act, he expressed concern about how this may affect Westmont Park District and our parks. The Board discussed and suggested that more security cameras may be needed at our parks.

c. Board to Consider Future Goals Workshop Dates

President Karesh explained that we should determine where we are as a district, and where we want to go. Commissioner Belmonte joined in the discussion, explaining that he wants to learn from the other Board members where the District will be in the future and to share ideas. Bob suggested meeting after State Conference and before Budget Workshop. The Board will review possible dates. Additionally, Commissioner Belmonte will meet with staff to discuss ideas for the Fitness Club. This information will then be presented for Board review.

d. Treasurer's Report

Rosy reported that the checking accounts total is \$7,968,154.48, bearing 2.6% interest, and the accounts payable total is \$292,711.83. She explained that the final audit took place October 10-14, and the auditors will present their report at the December Regular Meeting.

e. Revenue Facility Report

Joel thanked the Board for the opportunity to attend the NRPA Conference. He then asked the Board if they would like to be included in the cyber security training that staff currently participates in. Joel confirmed that there would be no additional cost. The Board agreed to participate in this quarterly training. Joel reported on a recent RecTrac software update and Winter Beer Festival planning. In addition, three new AED's were received and the fire alarm panel at the Museum as was recently replaced. At the Golf Course, Joel reported that the 9-year-old TV in the clubhouse went out and was recently replaced. He also reviewed the two September outings, along with September revenue, which was \$58,621. He explained that we passed the underage alcohol test from the police, and clubhouse staff did not serve alcohol to a minor. He then requested additional Board feedback. He explained that the 10-year-old outdoor storage tent/covered structure, which stores maintenance equipment, is very near the end of its useful life and will most likely not survive winter snow loads. He presented two options: replace structural parts and cover for \$3,200 or, new structure with concrete footings for \$6,100. The Board agreed on the new maintenance storage structure for \$6,100. At the Fitness Club, Joel reported that membership attendance has remained steady in recent months, there is a new yoga class with a new instructor, and the recent marketing mailing brought in 10 new memberships. He updated the Board about the new dryer, which cost \$6,000. Finally, he reviewed membership revenue and visits per month.

f. Parks/Maintenance Report

Bob reported that Ben Grimme's F-150 truck needs a new transmission, which will cost \$4,000. This is a necessary repair, as we still cannot order new vehicles at this time. Joel explained that we are going directly through Ford and may be able to order new vehicles at the end of the month. Bob also reported that maintenance staff has been setting up for the Haunted Forest event for the last several weeks, and tear down and cleanup will occur after the event. In addition, the mow crew will begin leaf removal and fall cleanup. Finally, Bob referenced his vandalism report, which was included in this month's packet.

g. Recreation Report

Luke updated the Board on planning and preparation for the Haunted Forest event, scheduled for October 22. He reported that he has secured \$3,000 in Holly Days sponsorships and he has secured 11 breweries for February's Winter Beer Festival, with a goal of 24 breweries. Some Wolverines and Biddy Basketball games will be held at the Fitness Club, to try to draw more people into the club. He informed the Board about Kids Club staff training, conducted by Recreation Coordinator Bobby Yonkee, along with senior day trips, and the recent Santa Fe Speedway Day at the Museum. Upcoming events include the Spooktacular Fun Night and the Craft Bazaar. He provided updated registration data, including Kids Club registration, as well as soccer, softball and flag football participation. In addition, he reviewed social media followers and reach, which are increasing every month. Commissioner Belmonte inquired about a vendor fee for the Beer Fest. Luke explained that there is no fee; we buy the beer and earn profits through ticket sales. Commissioner Belmonte then suggested hosting a home brew contest at the event. Staff will consider this for 2024. Bob noted that we would have to make sure our liquor license covers this and to review health department regulations.

h. Other

Commissioner Belmonte recently visited the Gregg House Museum and thanked Curator Alice Krampits for her time and information. Based on what he learned from his Museum visit about Gregg's Excelsior Brick Press Company, he then suggested a name for the new multi-purpose building: Westmont Excelsior Building, which could be known as the WEB. The Board will consider this suggestion.

Agenda Item # 9 Adjournment

Seeing no further business to discuss, a motion was made by Comm. Moffett and seconded by Comm. Belmonte to adjourn the meeting.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

The Regular Meeting was adjourned at 8:18 pm.