



**Westmont Park District Board of Commissioners  
Minutes of the Regular Meeting  
Ronald J. Gunter Administrative Center  
55 E. Richmond St., Westmont, IL 60559  
December 13, 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

Commissioners Belmonte, Conneely, Karesh, Moffett, Zapinski  
Staff Present: Bob Fleck, Executive Director, Joel Hymen, Supt. of Revenue Facilities & IT/Asst. Director, Rosy Fejzic, Finance Manager & Accountant, Lenore Farmer, Finance Assistant & HR, Chris Evans, Fitness & Membership Services Manager  
Attorney Steve Adams  
Guests: Kellan O'Malley, Sikich LLP; Dominic DiCera, WYBA

Agenda Item #3 Pledge of Allegiance

Those present recited the Pledge of Allegiance.

Agenda Item #4 Consent Agenda

- a. Regular Board Meeting Minutes – November 9, 2022
- b. Release of Closed Session Minutes – December 8, 2021, March 16, 2022, May 11, 2022, August 10, 2022
- c. Claims Ordinance – December 13, 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

Dominic DiCera from the Westmont Youth Baseball Association addressed the Board and presented the fall contribution of \$16,380. According to Mr. DiCera, the fall season was very successful, following a successful spring season. He thanked the Board and District staff for their support. He then requested a scoreboard and additional storage at Ty Warner Park. 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 Kellan O'Malley of Sikich – 2022 Audit Presentation

Kellan O'Malley began the presentation with a review of the Annual Financial Report. He explained the table of contents, the Independent Auditor's Report, General Purpose External Financial Statements, Required Supplementary Information, Major & Minor Governmental Funds and Supplemental Data. He noted the new accounting standard stated in the Independent Auditor's Report, indicating the highest level of assurance. Mr. O'Malley drew attention to the governmental funds balance sheet and IMRF employer contributions. In addition, he explained the Auditor's Communication to the Board, including the management letter, which indicated no material weaknesses or discrepancies. The Board asked questions and discussed. Finally, he thanked staff for their assistance. The Board was appreciative of the presentation.

Agenda Item #7 Unfinished Business

a. Willowcrest Golf Course and Oak Brook Hills Hotel Conservation Easement Discussion  
Attorney Adams began the discussion by reviewing the Core Spaces residential development on the back nine hole of the golf course. He explained that the current residents of Oak Brook Hills are concerned about this future development and have proposed that Westmont Park District be the grantee of a conservation easement in order to preserve and protect against any possible future development on the first nine holes of the golf course. He informed the Board that protected property is stated in the agreement, noting that the District is not an owner; our role is to protect and ensure no future development. In addition, use of this property is restricted to golf, and Attorney Adams reviewed certain rights the District may have. The plat of this residential community was provided to the Board for their review. The Board stressed the importance of no cost to the District in the agreement. Attorney Adams is still negotiating this. The location of the District's future satellite garage was also addressed.

A cash in lieu of land impact fee of \$1 million was then addressed. President Karesh expressed concern about having to split this fee with the Village of Westmont, noting the recent impact fee from the Quincy Station apartments; half was used to construct Addington Plaza. Attorney Adams will make this a condition of the District accepting the conservation easement: no diversion of the impact fee. President Karesh also stated that stormwater responsibility belongs to the Village.

Discussion then continued about the hotel buffer zone, indicated on the plat of development, Bob explained that this land is disconnected from the conservation easement, therefore, we do not want it. The Board agreed.

Discussion then returned to the future satellite garage. A map of the parking lot and parcel 6 was presented and the proposed sidewalk connection was illustrated. The parking lot is in disrepair, and the Board would like to see this improved.

At this point, according to Attorney Adams, the developer wants to know if the District is conceptually on board with the conservation easement. He explained that this would not bind us to anything; we are simply in agreement with this concept. He reminded the Board that this would be an obligation, not a duty. After discussion, the Board was in agreement to have Attorney Adams continue to negotiate and also draft a letter to the developer with President Karesh's signature, stating the District's agreement in concept and understanding of what is being proposed.

b. Grant Update

Bob updated the Board on the two active grants. He reported that we are still waiting for the check from the State for the Fritz Werley Park expansion. Regarding 350 N. Grant St, we received the appraisal report for Polach Appraisal, so we can now make an offer of \$180,000 for this property, and keep moving forward. Bob informed the Board that the DNR will announce grant awards at State Conference in January.

c. Capital Project Report

Bob reported that the permit for the new building has been re-submitted with the Village, and January 19, 2023 is the bid date. Bob then explained how the CM Advisor method of requesting bids was once desirable, however, after meeting with current CM Tom Crnkovich, it was decided that we will not get bids again from the trades if we continue to follow public bid. Therefore, Bob suggested that the best option will be to return to the general contractor delivery method, which would terminate Tom's contract. Attorney Adams summarized that the two issues are cost and we currently cannot get bidders. Bob added that the budget is \$1.4 million for construction; however, he admitted that the cost difference between the construction manager and general contractor is unknown. He said there will still be checks and balances, but we will not know costs until the bids start coming in. He then requested Board direction. The Board discussed.

A motion was made by Comm. Belmonte and seconded by Comm. Conneely to terminate the contract with Alpine Ridge Builders, pending attorney's review.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

d. Other

Commissioner Belmonte suggested that a name for the new building still needs to be addressed. The Board acknowledged that there is time for this, and agreed that a contract in place is the priority.

Regarding the State of Illinois SAFE-T Act, Bob reported that he learned from Westmont Police Chief Gunther that there is a third trailer to this bill, modifying citations vs. arrests. He explained that this will give the police back their authority, so the police will be able to continue to assist us in our parks. He added that the hope is for further trailer bills.

Agenda Item #8 New Business

a. 2022 Tax Abatement Ordinance No. 2022-11 and No. 2022-12

A motion was made by Comm. Belmonte and seconded by Comm. Zapinski to approve Tax Abatement Ordinance No. 2022-11 and No. 2022-12.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

b. 2023 Regular Board Meeting Dates

The list of 2023 Regular Meeting dates on the seconded Wednesday of each month was presented to the Board for review. The Board discussed, noting that the October meeting date coincides with the National Recreation and Park Association (NRPA) Conference. The Board agreed with the 2023 Regular Meeting dates as presented.

c. Treasurer's Report

Rosy reported that the checking accounts total is \$7,206,807.31 as of November 30, 2022, earning \$21,666.51 in interest at a rate of 3.69%. The accounts payable total is \$192,336.23.

d. Revenue Facility Report

Joel reported that he attended a quarterly IPRA technology meeting and topics included cyber security, software and password requirements. According to Joel, the Board is currently working on their cybersecurity training, the Admin Center elevator is waiting for the 4G phone line, and he is working with Luke to recruit breweries for February's Winter Beer Festival. He updated the Board on the Gregg House porch restoration. In addition, he is still waiting for hardware on two failed security cameras, and has been updating registration software.

He reported that the golf course is closed for the season and fiscal year revenue from June through November totaled \$338,351. Rates will be discussed at the January meeting.

At the Fitness Club, member attendance remains steady and memberships are increasing. The handball league returned in November and personal training groups have been added. Staff has been visiting local corporations to try to build up corporate memberships. Joel asked for Board approval to replace the ceiling lights in the weight room with new LED's for a cost of \$3,300. He explained that there are 45 lights and they are currently not LED. The Board suggested applying for grants from ComEd. Staff will follow up and re-apply. Commissioner Belmonte suggested that court 5 could possibly be used as additional weight room space for high school-aged members. In addition, there was discussion about how to utilize the old nursery space. Staff is researching this and will follow up with the Board. Joel reported that one TRX anchor has been installed and the goal is to install more and possibly add a TRX class to the schedule. Finally, Joel reminded the Board the rate increase will go into effect January 1, 2023.

e. Parks/Maintenance Report

Bob reported on a current landscape project at Ty Warner Park near the tot playground, and provided a picture. Additional landscaping includes removal of dead plants and planting over 100 shrubs and 4 trees. He presented pictures of other recent projects, including the new canopy storage at the golf maintenance garage, along with concrete and masonry work for the dugout storage at Lou Cimera Field. Joel presented before and after pictures of the Gregg House porch restoration, and explained that the railing will weather over winter and will be painted in the spring. This project came in under budget, at a cost of \$17,000.

f. Recreation Report

Superintendent of Recreation Luke Wyss was absent.

g. Other

There was no additional new business.

## Agenda Item #9 Adjournment

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

### Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

The Regular Meeting was adjourned at 8:19 pm.