



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

Agenda Item #1 Call to Order

President Karesh called the Meeting to order at 6:05 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, Zack Johnson, 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 – October 20, 2022
- b. Claims Ordinance – November 9, 2022

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

Roll Call Vote:

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

There were no additional comments or correspondence.

## Agenda Item #6 Introduction of New Recreation Coordinator Zack Johnson

Bob introduced Zack to the Board. Zack provided his background and the Board welcomed him to the District.

## Agenda Item #7 \$990,000 Bond Issue

### a. Bids on Bonds

Rosy presented the bids from Hinsdale Bank & Trust Co., for both the Series 2022B and Series 2022C Bonds, and reviewed the sizing. The Board discussed. Regarding the need for two Bonds, Bob explained that due to IRS records, they are broken out separately: taxable and tax exempt. He will send this information from bond counsel to the Board.

A motion was made by Comm. Zapinski and seconded by Comm. Moffett to accept the bid from Hinsdale Bank and Trust Co. for the \$900,000 General Obligation Limited Park Bonds, Series 2022C, bearing an interest rate of 3.69%.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

A motion was made by Comm. Zapinski and seconded by Comm. Moffett to accept the bid from Hinsdale Bank and Trust Co., for the \$90,000 Taxable General Obligation Park Bonds, Series 2022B, bearing an interest rate of 4.75%.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

### b. Approval of Bond Ordinances

- Ordinance No. 2022-8 providing for the issue of approximately \$90,000 Taxable General Obligation Limited Park Bonds, Series 2022B, to provide the revenue source for the payment of certain outstanding bonds of the District, providing for the levy of a direct annual tax to pay the principal and interest on said bonds and authorizing the sale of said bonds to Hinsdale Bank & Trust Co., N.A.

- Ordinance No. 2022-9 providing for the issue of approximately \$900,000 General Obligation Limited Park Bonds, Series 2022C, for the payment of land for parks, for the building, maintaining, improving and protecting of the same and the existing land and facilities of the District, and to provide the revenue source for the payment of certain outstanding bonds of the District, providing for the levy of a direct annual tax to pay the principal and interest on said bonds and authorizing the sale of said bonds to Hinsdale Bank & Trust Co., N.A.

A motion was made by Comm. Conneely and seconded by Comm. Belmonte to approve Bond Ordinance No. 2022-8 and Bond Ordinance No. 2022-9.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

Agenda Item #8 Unfinished Business

a. Grant Updates

Regarding 350 N. Grant St., Bob reported that IAPD reached out to the IDNR on our behalf, and we should receive the grant agreement in the near future. Bob wants to do the fair market appraisal on this property and has reached out to Polach Appraisal. There is still no word on the Fritz Werley Park grant request.

b. Capital Project Reports

Bob reported on an issue with the Musco softball field lights at Diane Maine Park, which are scheduled for December delivery. While working on the permit, he discovered that on the first base side, the transformer, light poles, bleachers, dugout, and fence line were all built on the right-of-way. He is uncertain how this happened, as this field was built in the 1970's. Because of this, the Village cannot issue a permit. He presented photos of the field. The Board reviewed and discussed. Bob explained that after meeting with Village staff today, the new light poles would be allowed on the other side of the fence line, so a permit can be issued. In addition, he learned that the Village would like to make improvements on this right-of-way in the future, which may result in the field being moved north. Discussion continued about getting a survey, which the Board agrees to do, with the District and Village splitting the cost. The Board also agreed that location of the light poles is important, while noting that moving electric in the future will most likely be challenging, as the existing transformer provides power to the fields in this park. Bob will arrange the survey as soon as possible. He added that it will most likely be several years in the future before the Village makes any improvements on this right-of-way.

In response to Board inquiry, Bob confirmed that the list of projects presented is for the current fiscal year. In addition, Bob will add a start and end dates to the Capital Projects List.

c. Holly Days

Luke reported that both the Giving Tree and Food Drive have started and the trees will arrive on November 15. Upcoming events include Snow Much Fun, Frosty & Friends Parade, Elf Try-Outs, Holly Jolly Jamboree, Santa's Sleigh Visits, and Breakfast with Santa. The Board will participate in the parade.

d. Other

Bob provided an update on the Core Spaces development at Oak Brook Hills, following a meeting he attended today with the District's attorney and Core Spaces' attorney. He provided a map for the Board's review and explained that all changes were discussed at this meeting and will be summarized by our attorney for the December Regular Meeting. He said there might be an impact fee and addition to the District's acreage in the future; however, Village approval is needed before the Conservation Easement can be created. Bob then provided a brief review of this development for Commissioner Belmonte, explaining that the District is involved because the existing residents are fearful that the front nine holes on the golf course will also be developed. They agree that the District will be the best benefactor of the Conservation Easement. The Board discussed and confirmed that a future Park Board will not be burdened by

any cost for this development. In addition, the Board determined that an impact fee agreement would be necessary. Finally, the satellite maintenance garage was discussed.

#### Agenda Item #9 New Business

##### a. Truth in Taxation Public Hearing

President Karesh called the Truth in Taxation Public Hearing to Order, and the roll was called. He stated that the purpose of the hearing was to comply with the requirements of the Illinois Truth in Taxation Law, and that a notice was published in the Chicago Tribune. Finance Manager Rosy Fejzic then explained the levy and the reason for the proposed increase. There was no attendance from the public, nor did any Commissioners comment.

A motion was made by Comm. Moffett and seconded by Comm. Zapinski to adjourn the Truth in Taxation Public Hearing.

##### Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

##### b. 2022 Tax Levy Ordinance No. 2022-10

Bob explained that we will get a draft levy in March, and the final will be sent in April. President Karesh stressed the importance of going through the Truth in Taxation Process and holding the Public Hearing.

A motion was made by Comm. Zapinski and seconded by Comm. Conneely to approve 2022 Tax Levy Ordinance No. 2022-10.

##### Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

##### c. Board to Consider 2024 Golf Cart Bids

Bob reminded the Board of the approved 2021 bid for the first eight golf carts, which we hope to receive in 2024. The cost is \$6,218.75 per unit from Harris Golf Cars for the 2024 carts. Though the first eight carts have not yet been received, we have not made any payments either, and will not do so until delivery. The Board discussed whether or not to award a bid for eight carts, when the first eight have not been delivered.

A motion was made by Comm. Belmonte and seconded by Comm. Moffett to approve the 2024 Golf Cart Bid from Harris Golf Cars: \$6,218.75 base bid per unit, for a total cost of \$49,750.

##### Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

Bob explained that replacement of the John Deere greens mower has been approved under the 5-Year Capital Plan. He reported that maintenance issues with the current mower are increasing, and through State Bid, we can get a new mower. If approved now, we can order and get a new mower in 2024. If we delay, we might not get one until 2025. Bob requested Board direction. After discussion, the Board agreed to order a new greens mower through State Bid. Regarding the purchase of new trucks, Joel reported that we can order directly through the dealership for August 2024 delivery, however, there is no guarantee.

d. IAPD/IPRA State Conference

Lenore updated the Board on registration for the upcoming conference, scheduled for January 26-28, 2023, at the Hyatt Regency Chicago.

e. Treasurer's Report

Rosy reported that the checking accounts total is \$7,671,965.66, bearing 3.15% interest, which earned \$20,067.24. The accounts payable total is \$142,900.22.

f. Revenue Facility Report

Following up on the Board agreeing to participate in cyber security training, Joel stated that the first training will be emailed to the Board on November 10. Regarding alarm systems, Joel reported that all buildings have standard alarms except for the Quincy St. maintenance garage. He requested Board feedback to determine if an alarm system should be installed there. Bob explained that there have been no break-ins; however, staff is in favor of getting an alarm system. According to Joel, the cost would be \$3,600, along with a monthly monitoring fee. The Board agreed to purchase the alarm system for Quincy St. maintenance garage.

Joel reported that revenue is up from 2021 at the golf course, and then reviewed revenue dating back to 2018. Upcoming events include the Winter Open in February 2023.

According to Joel, attendance is picking up at the Fitness Club, along with membership. He confirmed that the promotional mailing brought in new business. The new dryer was installed, a single TRX system has been purchased and installed, and the October member appreciation bratwurst day was very successful. In addition, Fitness Club directional wayfinding signs have been installed.

Joel updated the Board on a recent meeting with Commissioner Belmonte, Fitness Club Manager Chris Evans, and Marketing Specialist Lily Liburdi to discuss promotional ideas. Possible marketing strategies may include a promotional tent with Fitness Club logos for local events, a referral program, and cross promotion through the WYBA website. Increasing corporate memberships was also discussed. Bob explained that staff would continue to update the Board on any promotional efforts for the Fitness Club.

g. Parks/Maintenance Report

Bob reported that all outdoor restrooms have been shut down for the season except for the Jim Long Pavilion at Ty Warner Park. Staff is preparing trucks and plows for snow removal, the mow crew is removing leaves, and maintenance crews are preparing landscape beds for winter. He presented pictures of the new retaining wall on the backside of the Spray Park Cabana and staff's install of steps at the Spray Park. In addition, tree memorials have been planted and memorial plaques will be installed. Finally, tree removal was reviewed.

h. Recreation Report

Luke reported on recent events including The Last Straw, Haunted Forest, Halloween Spooktacular, and the WPA performance, November 22<sup>nd</sup> the Musical. Regarding athletics, Luke explained that staff is developing a code of ethics for all coaches. Commissioner

Belmonte offered to share WYBA's code of ethics, explaining that it is on the website and must be completed before registration. He updated the Board on upcoming senior trip registrations, and the recent Senior Golf League banquet. Upcoming events include the Holiday Craft Bazaar and Snow Much Fun. Luke reviewed registration numbers for Kids Club, Wolverines Athletic Leagues, and promotional efforts for February's Winter Beer Festival. Commissioner Belmonte offered to promote District events on WYBA's website.

i. Other

Bob noted the Lions Club Pancake Breakfast on November 13.

President Karesh cautioned the Board about posting and sharing events through social media, as an elected official.

Finally, President Karesh reminded the Board that a name needs to be considered for the new multipurpose building in Veterans Park, suggesting that Lou Cimera should be honored. The Board agreed, and Bob suggested that a plaque will be created, noting his contributions to WYBA and the community.

Agenda Item #10 Adjournment

Seeing no further business to discuss, a motion was made by Comm. Moffett and seconded by Comm. Belmonte to adjourn the Regular 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 8:12 pm.