



**Westmont Park District Board of Commissioners
Minutes of the Regular Meeting
Ronald J. Gunter Administrative Center
55 E. Richmond St., Westmont, IL 60559
February 8, 2023 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

Commissioners: Bill Belmonte, Mike Conneely, John Karesh, Karen Moffett, Sue 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, Rachel Buster-Dorsey, Athletics Coordinator, John Chorney, Parks & Facilities Foreman, Alice Krampits, Senior & Special Events Coordinator
Attorney Steve Adams

Guests: WYBA members: Dominic DiCera, Justin Krone, Anthony Glitto, George Kalecich, Tom Crowley

Agenda Item #3 Pledge of Allegiance

Those present recited the Pledge of Allegiance.

Agenda Item #4 Consent Agenda

- a. Regular Board Meeting Minutes – January 11, 2023
- b. Claims Ordinance – February 8, 2023

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

Roll Call Vote:

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

Agenda Item #5 Open Forum & Correspondence

- a. General Public

There was no one present from the public.

- b. Written

Bob presented written correspondence from Westmont Community Unit School District 201 Parent Teacher Organization, requesting sponsorship for the school district's 50th anniversary event. He acknowledged that Westmont Park District has never sponsored an event before, and

asked the Board if they want to contribute; sponsorships range from \$100 - \$1,000. Discussion began, and the Board expressed concern about setting a precedent and if this is the appropriate use of taxpayer dollars, though this could be positive for District marketing purposes. Attorney Adams advised that sponsorship would be ok if there is a recreation component and if there is something within the organization that promotes the District's mission. The Board agreed that we have a good relationship with the school district and sponsorship would benefit the community.

A motion was made by Comm. Belmonte and seconded by Comm. Conneely to approve a \$250 sponsorship for Westmont CUSD 201 Golden Jubilee event on April 22, 2023.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

c. Other

There were no additional comments or correspondence

Agenda Item #6 WYBA – Annual Affiliate Presentation

WYBA members Dominic DiCera and Justin Krone addressed the Board and presented a slide show highlighting the organization's 40th anniversary this year, Spring Little League, Express Travel, and Fall Ball. Current registration, the 2022 and 2023 budgets, the website and social media growth were also reviewed. Requests were made for field access in early April, larger restrooms or port-o-lets at Fritz Werley Park, a new storage shed at Ty Warner Park, and AED's at Veterans and Ty Warner Parks. After discussion, the Board was agreeable to these requests. The WYBA members thanked the Board and District staff for their continued support. The Board was appreciative of the presentation.

Agenda Item #7 Unfinished Business

a. Grant Update

Bob reported that he has reached out to the IDNR for reimbursement for 350 N. Grant St.; however, there is still no word. He will then seek assistance from IAPD. He confirmed that the Village paid their half, and the other 50% should come from the State; if that fails then the Village will be obligated for the other 50%. Attorney Adams will review the agreement and advised staff to notify the Village in case the grant fails.

Bob informed the Board that IAPD just released details on the next grant application cycle, and part of our 5-year plan is to submit an application for a neighborhood park at 350 N. Grant St. The Board agreed, and requested review of the concept plan before submittal. Bob explained that the first step would be the survey.

c. Willow Crest Conservation Easement B-3 Zoning District Discussion

The Board agreed to skip ahead in the Agenda as a courtesy to Attorney Adams.

He began with a review of the Core Spaces residential development, including permitted uses if the District became owner of the front nine holes, and arrangements made if the property was no longer used as a golf course. Negotiations are currently underway regarding the satellite maintenance garage north of James Long Park, along with the pedestrian pathway allowing

access across Blackhawk Drive; the developer will do all construction. In addition, the developer's attorney was reminded that they agreed to replace the asphalt, which is currently in disrepair. Attorney Adams confirmed that the Village is back in the agreement, however they really do not need a role. He does not agree with this addition, but the Village is exercising their jurisdictional authority. He reviewed B-3 special development zoning, explaining that many of the uses are still permissible to the District. He stated that the developer will go before the Planning and Zoning Division on March 1 if we have consensus on the agreement draft by the end of this month. Attorney Adams will then work on a new draft for the Board's review so that they may approve at the March 8, 2023 Regular Meeting.

Discussion began, and the Board expressed concern about zoning and payment for the pedestrian pathway, and the maintenance garage. Attorney Adams reviewed the permitted uses and confirmed that the sidewalk and asphalt maintenance will be in the agreement. The lease agreement with the hotel is still in effect and the District is authorized to build the garage on this location. Regarding the cash in lieu of land impact fee, he explained that the Village needs to follow their ordinance, and he confirmed the District does not have authority over land/cash development. Finally, though the agreement is between the developer and the District, the Board continued to express concern about the Village's role. Attorney Adams explained that Village involvement would not negatively affect the District's position. Bob added that the Village would also enforce the conservation easement.

b. Capital Project Report

Bob presented the proposed layout for the new golf course deck. He is getting prices and will submit to the Village tomorrow for permit. He reported that the closing date for 350 N. Grant St. is scheduled for March 1 and Homer Tree finished trimming oak and elm trees, which completes the tree-trimming project. Regarding the new building, the pre-bid meeting is tomorrow, and bids are due February 21. Bid tabulations will be reported back to the Board for the March Meeting. Bob explained that we are waiting for one piece of equipment– the 12-inch black band to tie the fabric into-to be shipped for the Lou Cimeria Field dugout fencing, along with improved weather conditions. Once complete, we will get the large rolls of sod. He received one proposal so far for the dugout roofs, and he plans to contact general contractors.

d. Other

There was no additional unfinished business.

Agenda Item #8 New Business

a. Board to Consider 2023 Playground Improvement Bids

Bob reviewed rubber surfacing pricing from Surface America for the 50% color/50% black speckled mix. For Ty Warner Park tot playground, 2021 pricing was \$32,040; current 2023 pricing is \$50,470. At Veterans Park playground, 2021 pricing was \$89,842; current pricing is \$139,210.

Bob presented the tabulation for the 2023 Playground Improvement Bid, received on February 7. The base bids are as follows: Kenneth Co. \$358,170; Hacienda Landscaping \$384,530; Innovative Landscaping \$447,117.92. He recommended the base bid from Kenneth Co. He then provided a 2023 playground improvement budget recap totaling \$290,000 for Ty Warner, Veterans and Kiwanis parks. Bob assured the Board that we will have the money available to complete all the work. In addition, removal by staff of the existing surfacing will save us \$5,000, with additional savings if staff plants perennials and shrubs. He explained that Veterans Park playground work would start in the fall, after summer camp has concluded, and he will send pictures, plans and graphic examples of the play equipment for the Board to

review. The Board discussed and expressed concern about use of staff time and the budget. Bob assured the Board that the 5 Year Plan is reevaluated every year; interest infuses money into the capital fund, and grant awards offset thousands of dollars.

A motion was made by Comm. Moffett and seconded by Comm. Belmonte to award the 2023 Playground Improvement Bid to Kenneth Co., for the base price of \$358,170.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

b. Board to Consider Revised Fitness Club Youth Membership Policy

Joel explained that youth ages 8 to 15 would be eligible to be added to a family membership after successfully completing facility training and orientation. There would be no training fee for 8 and 9-year-olds, and they are limited to gymnasium and racquetball court use only. For 10 to 15-year-olds, the fee is \$30/resident and \$40/non-resident, and they would have access to the full facility except for the free-weight area. Joel noted that parents are required to be in the same room with their children at the Fitness Club. Teen Fitness Training will start on Monday.

A motion was made by Comm. Zapinski and seconded by Comm. Moffett to approve the Revised Fitness Club Youth Membership Policy as presented.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

c. ComEd Athletic Light Retrofit Incentive Proposals for Ty Warner and James Long Parks

Joel received three proposals, which were presented for the Board's review: Lead Electric \$3,000 - \$5,000; Project Green \$5,000, Dominion Lighting \$213,000. He spoke with area park districts regarding Lead Electric and Project Green and both received good reviews. As to the higher cost from Dominion Lighting, he said they state that their lights are better. He provided pictures of all three lighting options, reviewed the number of lights to be replaced and presented a video demonstration from Project Green. According to Joel the project submission due date is March 31, 2023 and will be complete by June 30. He explained that each company has a different rebate program with ComEd, and President Karesh confirmed that we do not pay anything up front. Joel recommended Project Green, stating that they are more responsive and they have a longer warranty. The Board discussed.

A motion was made by Comm. Zapinski and seconded by Comm. Belmonte to enter into an agreement with Project Green for athletic light retrofit based on District attorney's review.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

There was additional discussion about the lighting at Veterans Park and Joel explained that the cost would be \$750 per light. Bob confirmed that there would be no advantage to replacing the lights, as there are 18 years remaining on the warranty.

d. Board Workshop Dates

The Board planned this special meeting, noting that it will be different from Budget Workshop. After discussion, the Board agreed to schedule it for Wednesday, March 15, 2023, starting at 5:30 pm. Along with the Board, Bob and Joel will attend.

e. Treasurer's Report

Rosy reported that the checking accounts total is \$6,057,703.83, bearing a 4.35% interest rate totaling \$22,169.97. The accounts payable total is \$114,997.09.

f. Revenue Facility Report

Joel thanked the Board for the opportunity to attend State Conference, and he reported that we are still waiting for hardware for the Quincy garage security system. The two new scoreboards approved at the January meeting have been ordered, with an anticipated July install. He continues to assist with planning and recruiting breweries for the upcoming Winter Beer Festival, and he was able to upgrade the Community Center gym scoreboard at no cost, to include a sub-in buzzer. At the golf course, the Winter Open event took place last weekend, with 56 golfers. At the Fitness Club, membership attendance remains strong, and the youth training program will begin on Monday. Joel reported on the deterioration of the wood in the men's sauna, explaining that replacing all of the wood would cost \$7,500. The plan is to begin this project after the steam room repair is complete. Commissioner Belmonte suggested that there might be a way to treat and restore the walls and ceiling and just replace the benches, explaining that there are specific materials for sauna care. Staff will research. Bob reported that after reviewing the Fitness Club budget and controlling costs, the club will run at a profit. Finally, discussion began about extending the Fitness Club hours. The Board suggested opening at 5:30 am on weekdays and 7:00 am on weekends, starting on March 6.

g. Parks/Maintenance Report

Bob reported that outside work is very limited and staff is doing more inside work, however, staff will focus on Winter Beer Festival set up next week. Bob referenced the tree trimming and removal list included in the Board Packet. He explained that there is a problem with completing this work at the golf course; the ground is not frozen solid, so trucks may cause damage to the course. The Board discussed the new "sled library" in Lisle, where visitors to the slid hill can borrow or donate sleds, and suggested that we provide this at Ty Warner Park sled hill.

h. Recreation Report

Luke reported on senior programs, including Bingo, Monday at the Movies, AARP tax assistance, and the upcoming Senior Golf League. Summer planning is in place, the summer program guide has begun production, camp field trips have been booked, and Easter events are in the planning phase. He updated the Board on ticket sales and vendors for the Winter Beer Festival, scheduled for February 18. He reviewed web and in-person registration data, along with current Travel and Bidy Basketball participation, which increased from 2022. Luke referenced the WYBA report included in the Board Packet. There was discussion about promoting current employment opportunities, and the Beer Fest podcast.

i. Other

According to Bob, the Sister City program may be revived, in the form of a two to three week summer camp exchange program, starting in July. It would involve junior high-aged youth who would attend English classes in the morning, followed by summer camp in the afternoon. The Board was agreeable to this program.

Agenda Item #9 Adjournment

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

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

The Regular Meeting was adjourned at 9:16 pm.