



**Westmont Park District Board of Commissioners  
Minutes of the Special Meeting  
Ronald J. Gunter Administrative Center  
55 E. Richmond St., Westmont, IL 60559  
May 1, 2023 6:30 pm**

**Agenda Item #1 Call to Order**

President Karesh called the Meeting to order at 6:50 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

**Agenda Item #3 Surplus Property Ordinance No. 2023-5**

Joel listed and described the three pieces of equipment to be declared surplus: 1998 core harvester attachment, 2019 towed wood chipper, 2018 seated riding mower.

A motion was made by Comm. Conneely and seconded by Comm. Moffett to approve Surplus Property Ordinance No. 2023-5.

**Roll Call Vote:**

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

Nays: None

Absent: None

Motion Carried.

Bob addressed the recent vandalism occurring in our parks with the return of warmer weather. To help deter this, trail cameras were ordered and should be installed this weekend. Regarding the new multi-purpose building at Veterans Park, Bob explained that excavation was delayed because we were waiting on review of the structural steel; this has now been signed off on, so excavation should start on Wednesday. This will be followed by steel, re-bar and then concrete will be poured. Concerns were expressed about summer rentals in the picnic shelter due to the construction and the water main project; staff is addressing this and trying to move picnic rentals to other parks.

**Agenda Item #4 Presentation and Discussion of Fiscal Year 2023/2024 Tentative Budget**

1. Bob began by reviewing the 2022 Equalized Assessed Valuation (EAV), which totaled \$1,005,530,814. New annexations added at least \$30,000 to that number. Bob then discussed the 2022 levy, stating that 5.2% is the highest we have ever received. Capped and non-capped funds total \$4,199,436. Projected fund balances were then reviewed. Bob noted the capital replacement total of \$4,322,000, explaining that we have 3 ½ years to spend 85% of this total. Charts of the FY 2023/2024 Levy and EAV's dating back to 2011 were presented.

2. Next, Bob reviewed the Budget Narrative, indicating bullet point highlights of Corporate, Recreation, Special Recreation, Capital, Golf and Fitness funds.
3. There was discussion about the Capital fund. Bob explained that we are at the 2 ½ year mark from the original 5-Year Capital Plan. According to Bob, he received a phone call last week from Illinois State Senator Suzy Glowiak’s office. Her assistant explained that Westmont Park District would receive a \$100,000 DCEO Grant to help make up for increased costs. We were then invited to submit a proposal for additional capital funds needed. Bob submitted three requests: Fritz Werley Park Expansion, \$200,000; Grant Street future development, \$200,000; New Multi-Purpose Building, \$200,000. Bob explained that we might not receive this funding for at least a year.  
Commissioner Conneely questioned whether the District’s capital projects would all be completed this year, expressing concern about over committing and under delivering. Bob explained that there is genuine commitment to accomplish these projects, and he reminded the Board that 85% of the Bond funds must be spent within three years.
4. Regarding the Fitness fund, discussion began about the proposed golf simulator at the Fitness Club. After researching, staff has learned that costs could be approximately \$80,000, including \$10,000 for the software, therefore, Bob’s recommendation is not do this; we may never get this money back. The Board urged staff to contact other district to find out if they make money. It was suggested that the Golf Course might be a better location for a golf simulator. Staff will pursue this and continue to research.
5. FY 2023/2024 Tentative Budget was then presented for the Board’s review, with a side-by-side comparison of FY 2022/2023 Budget. Bob briefly went over each fund including Corporate, Recreation, IMRF, Liability Insurance, Museum, Audit, Working Cash, Recreation for Handicapped, Capital, Golf, Fitness, Capital Replacement, Debt Service and Alternate Bond.
6. Next, the Capital Fund was presented, starting with spreadsheets of the 2022 5 Year Capital Plan followed by the updated Spring 2023 5 Year Capital Plan. The Board asked questions and discussed.
7. This was followed by FY 2023/2024 proposed capital project descriptions. Each project was presented and reviewed, with explanation and detail from staff and discussion from the Board. Of the proposed projects for Board consideration, there was considerable discussion about Gregg House Museum window replacement, with concern expressed about cost, restoring, or replacing the windows. Adequate parking at Fritz Werley Park was addressed for the future permanent pickleball courts. In addition, the upper level women’s locker room improvements at the Fitness Club, along with the future of the women’s lower level locker room drew Board focus.
8. Finally, a spreadsheet of budget history dating back to FY 2018/2019 was provided for the Board’s information.

The Board came to consensus on the following proposed Capital projects:

Recreation Fund:	
Disc Golf Course	40,000
ePACT Software	3,200
Wolverines Softball Team Gear Upgrade	7,500

Recreation for Handicapped Fund:	
Fitness Club Woman's Locker Room Upgrades	10,000
Fitness Club Front Entrance Upgrade	13,000

Capital Fund:	
Vet's Building A/E & CM Services	149,000
Vet's Building Construction, Furnishings & Contingency	1,870,000
Golf Course Bunker Replacement	175,000
Fitness Club Study	4,000
Fitness Equipment Annual Replacement	33,000
WiFi Upgrades	7,500
Museum Window Replacement	85,000
Spray Park Mechanical Upgrades	70,000
Veterans Playground Improvements w/ Rubber Surface	194,000
Three (3) Maintenance Trucks	225,000
James M. Long Park Maintenance Garage	160,000
Diane Main Athletic Lights	250,000
Digital Sign	30,000
Lot 2 350 N. Grant St. Acquisition	180,000
Fritz Werley Park Expansion	600,000
Williams Cove 5-12 year old play equipment	150,000
Fairway Mower	46,000
Greens Mower w/ verti-cutter	61,100
Fitness Club Woman's Locker Room Upgrades	11,500
Fitness Club Lobby/Entryway Upgrades	3,300

Agenda Item #5 Adjournment

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

Motion approved by unanimous voice vote.

The Special Meeting was adjourned at 9:45 pm.