



**Westmont Park District Board of Commissioners
Minutes of the Regular Meeting
Ronald J. Gunter Administrative Center
55 E. Richmond St., Westmont, IL 60559
August 9, 2023 6:00 pm**

Agenda Item #1 Call to Order

President Karesh called the Meeting to order at 6:04 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, Rosy Fejzic, Finance Manager & Accountant, Lenore Farmer, Finance Assistant & HR, Alice Krampits, Senior & Special Events Coordinator, John Chorney, Parks & Facilities Foreman, Rachel Buster-Dorsey, Athletics Coordinator
Guests: Kerry O'Connor, Pickleball Ambassador

Agenda Item #3 Pledge of Allegiance

Those present recited the Pledge of Allegiance.

Agenda Item #4 Consent Agenda

- a. Regular Board Meeting Minutes – July 11, 2023
- b. Closed Session Minutes – May 10, 2023
- c. Claims Ordinance – August 9, 2023
- d. Other

Bob stated that Closed Session minutes of May 10, 2023 are tabled as we await submission from the District's Attorney, Steve Adams.

A motion was made by Comm. Conneely and seconded by Comm. Zapinski to approve the July 11, 2023 Regular Board Meeting Minutes and the August 9, 2023 Claims Ordinance.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

Agenda Item #5 Open Forum and Correspondence

- a. General Public

Pickleball Ambassador Kerry O'Connor addressed the Board. He provided information on the popularity of pickleball in Westmont and thanked the Board and staff for their assistance and resources. The Board was appreciative of Mr. O'Connor's presentation.

b. Written

There was no written correspondence.

c. Other

There were no additional comments or correspondence.

Agenda Item #6 2023-2024 Budget and Appropriation Ordinance No. 2023-8

a. Public Hearing

President Karesh opened the public hearing. He explained that the purpose is to receive comments from the public regarding the District's proposed budget. He stated the tentative budget has been available for public viewing for at least 30 days, and notice of the hearing was published in the Westmont Suburban Life at least one week prior to tonight's hearing. Additionally, the ordinance states the District's anticipated expenditures, establishes the budget and appropriates the money the District plans to spend for the upcoming fiscal year. There was no comment from those present.

Seeing no comments, a motion was made by Comm. Conneely and seconded by Comm. Zapinski to close the Public Hearing.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

b. Board Action

A motion was made by Comm. Conneely and seconded by Comm. Moffett to approve 2023-2024 Budget and Appropriation Ordinance No. 2023-8.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

Agenda Item #7 2023 OSLAD Development Grant Application

Bob stated that this application to develop the Grant Street properties is due August 31, 2023. He reminded the Board that \$420,000 was budgeted in year 4 of the capital plan, and we are now in year 2. Bob explained that since this is a neighborhood park, and therefore impacts fewer residents than a larger community park, it would be more challenging to receive a grant award. However, we still have a chance.

He presented a picture of the property as it currently looks, and suggested not spending money on tree removal; rather, incorporate the mature trees and natural areas into the design. Bob then presented the concept plan drawing, and reviewed locations for a playground, shelter and open play areas. Bob explained that the neighbor to the south is Mike Maloney, who has built many of Westmont's parks. He works for Burke playgrounds and has offered the possibility of a Burke Playground Grant for the purchase of the playground equipment. Bob reviewed the park development budget, which totals \$456,602. If we receive the grant, it will be a 50% cost

match: \$228,301. Bob explained that the Board's approval of a resolution of authorization is required for the grant application.

A motion was made by Comm. Zapinski and seconded by Comm. Belmonte to approve a Resolution of Authorization for the 2023 OSLAD Grant Application.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

Bob then provided pictures of playgrounds for the Board to review and requested their feedback. Discussion began, and Bob confirmed that we would proceed with park development whether we get the grant or not; however, the budget would be reduced if we do not get the grant. This project will be in the next fiscal year. Though this project will be bid out, we have to submit the proposed drawings for the grant applications. Additionally, a public hearing must be held before the grant application is submitted. This is scheduled for Wednesday, August 23, 2023, at 6:30 pm.

Agenda Item #8 Unfinished Business

a. Draft Financial Policy

Though there will be no action tonight, Bob explained, we need to move forward, and these policies are necessary for accreditation. The draft policy was sent to the Board in May; Bob requested that the Board review. It will be on the September Agenda.

b. Diane Main and Bellerive Park Recreational Improvement Concepts

Bob reported that this is still a work in progress, fact-finding continues and all the projects we are planning require a special use permit from the Village. Bob presented a picture of the Fritz Werley Park survey, indicating locations for the new playground, berm from spoils, and two new pickleball courts. The survey indicated elevation changes, therefore, according to Bob, this dictates that the pickleball courts should be located in the back of the property, on the flattest surface. He explained that if we were to build the courts today, the cost would be \$68,000 for asphalt, color coat and fencing. The Board reviewed and discussed, and requested a pathway around the park. Concern was expressed about the condition of the fence at the back of the park. Staff will determine if this fence is the District's or if it belongs to the condo behind the park. He confirmed that this project would take place next fiscal year.

Next, a picture of Bellerive Park was presented, along with the drawing of six proposed pickleball courts presented at the July Regular Meeting. Bob confirmed that this project would require a special use permit from the Village. The reviewed the continual maintenance on the skate park surface, explaining that razor scooters are more common, rather than skateboards, which are harder on this surface. The structure and surface were discussed and the Board inquired if the skate park elements could be sold.

A picture of Diane Main Park was then presented, noting the proposed location for a future skate park. Bob reported on a recent conversation he had with the Village Manager regarding a 2004 IGA with the Village for their \$140,000 contribution to the skate park. If the skate park is relocated, the IGA can be amended to note the new location, or declare the original skate park has reached its useful life. Bob explained that this agreements states we will always have a skate park. If we proceed without honoring this legal document, we are in violation. Bob will

send this IGA to the Board for their review. Bob presented the basic concept plan for the proposed skate park, created by Spohn Ranch. He noted the concrete ramps and additional features, and explained that we would need at least a three-foot fence around it for safety. The Board discussed is in favor of staff continuing to work on this project.

Finally, Bob presented a picture of 59th Street, near Diane Main Park Field 1, indicating the new sidewalk extended around the bleachers. He updated the Board on the lighting and the Village right of way, explaining that the permit was submitted and we are on schedule for an October install date for the field lights. Bob also requested additional parallel parking next to the tennis courts.

c. Capital Project Report

Bob reported on the progress of the new building at Veterans Park, explaining that steel is pushed back to August 26 as there continues to be material and supply chain issues. Bob updated the Board on the project list, including the following: the majority of the fitness equipment is installed, surveillance cameras are complete, and staff continues to research WiFi options. He presented pictures of the Kiwanis Park improvements and said playground demo is scheduled for September or October. Regarding the satellite garage, our attorney has drafted the amended lease agreement, Bob is establishing costs, and working with the fire department on a proposed exterior weather-proof fuel cabinet, as well as a fire suppression system. Finally, the new trucks should be delivered on August 28.

d. Other

Bob presented pictures of the off street parking area at Fritz Werley Park, noting the large potholes. He said it would cost approximately \$9,000 to repair. The Board addressed the small grass area behind the baseball field, suggesting that it should be paved and prepared for a restroom.

Agenda Item #9 New Business

a. Consideration of Village/Park Board Meeting in 2023

After discussion, the Board was agreeable to meeting with the Village Board on the end of October.

b. October Meeting Date

Due to Board and staff members attending the NRPA Conference October 10-12, the October Regular Meeting needs to be rescheduled.

A motion was made by Comm. Zapinski and seconded by Comm. Moffett to reschedule the October Regular Meeting to October 5, 2023, starting at 6:30 pm.

c. Golf Course Clubhouse Roof Replacement

Joel presented pictures of the current roof, indicating a great deal of patching, as well as a picture of ceiling collapse in the clubhouse. According to Joel, this roof is well past its useful life. Additionally, it does not meet the State energy requirements code. He explained the tear off and framing and reported that he received a quote from Anthony Tecta Roofing for \$66,500, through the cooperative joint purchasing program. If we use Anthony, because of the co-op program, we will not have to go out to bid, which will delay this process for at least two months. Bob said we are still waiting for a bid from Olsen Roofing. If the quotes are close, Bob recommends going with Anthony. Bob explained that the roof needs to have a rubberized membrane since this is a flat roof. Bob acknowledged that this project is not in the budget;

however, the largest surplus is in the Corporate fund, which can be moved. The Board discussed, advising staff to hire a roof consultant in the near future to review the District's facility roofs

A motion was made by Comm. Belmonte and seconded by Comm. Conneely to approve roof replacement for the Twin Lakes Golf Clubhouse.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

d. Treasurer's Report

Rosy reported that the checking accounts total \$6,192,195.63, earning 5.49% interest, totaling \$27,825.93. She provided a July 4th event review, reporting that revenue for beer, glow-necklaces, ice cream stand, and Backstop concessions totaled \$13,291.50. The Lions Club split was 25%, totaling \$1,202.79.

e. Revenue Facility Report

Joel reported on the LED light replacement recently completed in the Administrative Center. He proposed replacing the Linden Room projector with a TV, explaining that the projector would be repurposed to the Community Center. The Board discussed and agreed to proceed. Joel informed the Board that three AED's require replacement and a new unit is needed for the new building. The cost is \$7,000, which will be offset by the IPARKS safety grant of \$1,500. He reported on the new virus protection software, and the surplus mower sold at auction for \$3,000. Additional quotes were received for the Community Center lower level graphics. The low quote was \$2,870 and the high quote was \$5,550.

At the golf course, another refrigerator, from 2002, stopped working and needs replacement. July revenue totaled \$83,169, and we are exceeding our expectations with beer sales.

At the Fitness Club, new manager Taylor Siple is currently developing new group fitness classes. Joel is still researching the lower level women's locker room reconfiguration. He informed the Board that the gymnasium curtain is not functioning; cost to repair is \$4,500. Finally, membership revenue for July was \$28,449.

f. Parks/Maintenance Report

Bob reported that the mow crew is still going strong, while aeration, fertilizing and overseeding is taking place on athletic fields. Landscape projects continue as well as park beautification. The Spray Park remains open into September and athletic field rentals are still operating. Park restroom maintenance continues and staff is caught up on playground repairs. Commissioner Belmonte inquired about restroom equipment consistency, noting that there are different sinks, soap dispensers, etc. in the park restrooms. Bob explained that is due to when each restroom was built. In addition, vandalism has dictated that we put old industrial elements back in.

g. Recreation Report

As Luke Wyss was not in attendance, Bob updated the Board on summer camp, senior programs and upcoming fall sports. He wrapped up the Taiwanese summer camp program, acknowledging that we will not do this again unless there are host families. He explained that it took too much time away from his duties of running the Park District, and he does not want to

ask the business community for donations again. He suggested that a program of this type is better run during the school year.

h. Other

There was a brief discussion about utilizing school district facilities for District programs.

Agenda Item #11 Adjournment

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

Motion approved by unanimous voice vote.

The Regular Meeting was adjourned at 8:08 pm.