



**Westmont Park District Board of Commissioners**  
**Minutes of the Regular Meeting**  
**Ronald J. Gunter Administrative Center**  
**55 E. Richmond St., Westmont, IL 60559**  
**October 5, 2023 6:30 pm**

Agenda Item #1 Call to Order

President Karesh called the Meeting to order at 6:35 pm.

Agenda Item #2 Roll Call

Commissioners: 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, Alice Krampits, Senior & Special Events Coordinator, John Chorney, Parks & Facilities Foreman, Taylor Siple, Fitness Club Manager

Guests: Fitness Club Members: Kate Clifford, John Vargus, Dan Devine, Madux Valencia, Luca Valencia, Carter Sullivan

Agenda Item #3 Pledge of Allegiance

Those present recited the Pledge of Allegiance.

At this point, President Karesh suggested moving ahead to Agenda Item #5 Open Forum and Correspondence. The Board agreed.

a. General Public

Kate Clifford expressed her concerns to the Board about the current Fitness Club policy for youth under age 16, who must be accompanied by a parent. Ms. Clifford also spoke about a basketball club who used to practice at the Fitness Club, limited gym time for the Wolverines Basketball teams, and not enough athletic programming offered. She explained that parents cannot always accompany their children and unless they misbehave, they should be allowed in the club without a parent in attendance.

President Karesh responded, explaining that he has recently been contacted by Fitness Club members who do not agree with, or were not aware of, the current youth under 16 policy, though it is in the membership contract.

Bob confirmed that the age limit has been on the membership agreement since 1991. He reminded those present of Fitness Club access for youths during the pandemic, however, once that ended, we needed to return to our policies. He acknowledged that there was a past staff member who shared incorrect information, which he recently learned of, and he apologized for this. Bob explained that we expanded on our policy in February to allow younger members to attend with a parent in attendance. Additionally, we are working to correct misinformation.

President Karesh assured Ms. Clifford that the Board supports Fitness Club members, feedback is appreciated, and all concerns will be considered. Both Bob and Luke addressed programming, explaining that basketball training and camps were offered, however, they were cancelled due to low enrollment. Also, the basketball club Ms. Clifford spoke about was not part of the District; they did not want to pay rental fees, and chose to leave.

Dan Devine then addressed the Board, explaining that he has been a member since the Fitness Club opened, and it has always been a very positive experience for him, and for his children. However, the youth under 16 policy does present a challenge for his family. Like Ms. Clifford, he is not always able to attend with his children.

Gymnasium rentals were discussed, which Bob explained have been reduced by half. Additionally, he stressed that we are not singling out 14 and 15 year olds. Policies are enforced so as not to put the members or the District at risk. Bob reported that Commissioner Belmonte, who was not in attendance, informed him that he was agreeable to 14 and 15 year olds in the Fitness Club without a parent, after completing training. After discussion, it was generally agreed that 14 and 15 year olds should be allowed to use the full facility without a parent in attendance, after completing the Teen Fitness Training Program. Additionally, 13 year olds can use the gymnasium only without a parent.

A motion was made by Comm. Conneely and seconded by Comm. Zapinski to approve Fitness Club full facility use without a parent in attendance, for 14 and 15 year olds, and gymnasium use only for 13 year olds, effective October 9, 2023.

Roll Call Vote:

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

Nays: None

Absent: Comm. Belmonte

Motion Carried.

b. Written

Bob had one written item, but he will table it for the November 8, 2023 Regular Meeting

c. Other

There were no additional comments or correspondence.

#### Agenda Item #4 Consent Agenda

a. Regular Board Meeting Minutes - September 13, 2023

b. Closed Session Minutes – May 10, 2023

c. Claims Ordinance – October 5, 2023

d. Other

Bob confirmed that Closed Session minutes of May 10, 2023 are tabled as we await submission from Attorney Steve Adams.

A motion was made by Comm. Moffett and seconded by Comm. Zapinski to approve the Regular Meeting Minutes of September 13, 2023 and the October 5, 2023 Claims Ordinance.

Roll Call Vote:

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

Nays: None

Absent: Comm. Belmonte

Motion Carried.

## Agenda Item #6 \$1,010,000 Bond Issue/General Obligation Bonds – BINA Hearing

a. Public hearing concerning the intent of the Board of Park Commissioners to sell \$1,010,000 General Obligation Limited Tax Park Bonds to provide the revenue source to pay certain alternate bonds and for the payment of land condemned or purchased for parks, for the building, maintaining, improving and protecting of the same and the existing land and facilities of the District and for the payment of the expenses incident thereto.

President Karesh opened the hearing to receive public comments and explained the reasons for the proposed issuance of the Bonds.

Seeing no comments, a motion was made by Comm. Zapinski and seconded by Comm. Moffett to adjourn the public hearing.

Roll Call Vote:

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

Nays: None

Absent: Comm. Belmonte

Motion Carried.

b. Authorize staff to acquire bids on \$1,010,000 Bond Issues for November 29, 2023, \$855,262.50 Debt Retirement and \$154,737.50 Capital Projects.

A motion was made by Comm. Conneely and seconded by Comm. Moffett to authorize staff to acquire bids on \$1,010,000 Bond Issues for November 29, 2023, \$855,262.50 Debt Retirement and \$154,737.50 Capital Projects.

Roll Call Vote:

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

Nays: None

Absent: Comm. Belmonte

Motion Carried.

## Agenda Item #7 Unfinished Business

a. National Conference

Bob confirmed that he will attend the NRPA Conference in Dallas, TX, along with Joel Hymen and Commissioners Karesh and Zapinski, according to travel expense Ordinance No. 2016-6.

b. Capital Projects for Planning & Zoning Special Use Approval-List and Timeline

Bob explained the process to receive Village Special Use Approval. Applications need to be submitted now for the December Planning & Zoning Meeting, according to State statute requirements. The projects that require Special Use Permit Approval are:

- Diane Maine Park: remove preschool and introduce Skate Park.
- New park at 314 & 350 N. Grant St.
- Bellerive Park: remove Skate Park and introduce pickleball courts and digital sign
- Fritz Werley Park: pickleball courts, new shelter, walking path.
- James Long Park: satellite garage

Bob presented site plans of the above listed locations, which need to be provided with the SUP applications. The Board reviewed and discussed. President Karesh explained that he

has been informed that 63<sup>rd</sup> Street may not be a good location for pickleball courts due to traffic noise. In addition, a shade structure needs to be included in the design. Bob wants to ensure that the Board is in agreement with the site plans. After discussion, the Board was in agreement with the plans as presented; Bob will continue to pursue SUP approval through the Village.

c. Capital Project Report

Bob presented a picture of the brick terrace in progress at the new building at Veterans Park, indicating the solid color plank as a border. Concrete should be poured late next week, after completion of the roof. The next pictures were storage benches for the lobby, replacing the original cubbies planned for this space. Bob explained that the cost is \$3,500; however, we have a \$2,500 credit to offset this. Bob then presented several pictures of new playground equipment at Veterans Park, including the new ADA sand diggers. Following a rain delay, the rubber surfacing should be installed this week. Pictures of the Veterans Park pavilion were presented, indicating two trees scheduled for removal, allowing grass to grow.

d. Other

There was no additional unfinished business.

At this point, at 7:49 pm, Commissioner Moffett departed the meeting.

Agenda Item #8 New Business

a. Proposed 2023 Tax Levy

Bob confirmed that the CPI will again be 5% this year; therefore, he is proposing a levy of 5.2%. Since the proposed levy is over 5%, this requires a Truth in Taxation notice and hearing at the November Regular Meeting.

A motion was made by Comm. Zapinski and seconded by Comm. Conneely to approve the proposed 2023 tax levy.

Roll Call Vote:

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

Nays: None

Absent: Comm. Belmonte, Comm. Moffett

Motion Carried.

b. 2023 WYBA Affiliate Agreement

Bob referenced the two revisions noted in his report. The Board discussed.

A motion was made by Comm. Zapinski and seconded by Comm. Conneely to approve the 2023 WYBA Affiliate Agreement.

Roll Call Vote:

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

Nays: None

Absent: Comm. Belmonte, Comm. Moffett

Motion Carried.

c. Fitness Club Policies Discussion

In response to requests for a racquetball punch pass, Joel suggested a 10-visit pass for a purchase price of \$60. According to Joel, the club earns approximately \$1,000 per month from fitness class punch passes. The Board discussed and agreed that a racquetball punch pass could be a good revenue source.

A motion was made by Comm. Zapinski and seconded by Comm. Conneely to approve a \$60 10-punch pass for racquetball play.

Roll Call Vote:

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

Nays: None

Absent: Comm. Belmonte, Comm. Moffett

Motion Carried.

d. Board to Consider a Lift Gate for Existing Pickup Truck

Joel presented a picture of a new liftgate to be installed on one of our 2013 trucks, for a cost of \$4,500. He explained the necessity of the liftgate, as it saves time and prevents injuries. Additionally, it can be removed and installed on another truck.

A motion was made by Comm. Conneely and seconded by Comm. Zapinski to approve a \$4,500 liftgate purchase for existing 2013 pickup truck.

Roll Call Vote:

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

Nays: None

Absent: Comm. Belmonte, Comm. Moffett

Motion Carried.

e. Financial Software System-Staff to Present Timeline and Expense for New System for Board Consideration

Joel reported that there is a significant cost increase going into effect in December for the new BS&A financial software. He explained that our original plan was to submit the first payment in the next fiscal year. However, if we make the first payment of \$22,000 next month, this will save us \$15,000 this year, and \$3,000 in following years for recurring maintenance. Bob explained that we can do a budget adjustment in May. The Board discussed.

A motion was made by Comm. Zapinski and seconded by Comm. Conneely to approve the first payment for BS&A Software this 2023-2024 Fiscal Year.

Roll Call Vote:

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

Nays: None

Absent: Comm. Belmonte, Comm. Moffett

Motion Carried.

f. Treasurer's Report

Rosy reported that the checking accounts total is \$9,275,323.95, earning 5.71% interest, totaling \$39,324.48. Additionally, the accounts payable total is \$463,502.76. Finally, the audit starts on Monday, October 9.

g. Revenue Facility Report

Joel reported that he has been working with BS&A, the new software vendor, and four new AED units are on order. Golf Course revenue is \$16,000 over 2022; the turf is being aerated, and the mid-day special is currently being promoted. Joel presented pictures of the bridge at hole #7, explaining that the decking is at the end of its useful life. According to Bob, it can be stripped down to the steel beams and reconstructed, or the ramps can be lengthened, which would change the pitch and make crossing the bridge safer. Bob is currently working on pricing. The Board discussed and expressed concern about ADA compliance. Bob confirmed that while the clubhouse and parking lot need to be ADA compliant, the course does not. Additionally, the flood plain area on the north section of the golf course was discussed. Joel explained that he would be updating the new teen Fitness Club policy, to have everything in place for October 9. There was discussion about past attempts to hold basketball camps at the Fitness Club, which were unsuccessful. Additional concerns were expressed about rental options and gymnasium availability for our Wolverines basketball program. Finally, Joel presented pictures of the Fitness Club entrance, indicating the recurring rust stains caused by the stair railings. He proposed a new stainless-steel railing, for a cost of \$18,000, which would eliminate the rust issues on the stairway. Bob confirmed that ADA funds could be used for this project.

A motion was made by Comm. Zapinski and seconded by Comm. Conneely to approve \$18,000 purchase of a new stainless steel stairway railing for the Fitness Club entrance.

Roll Call Vote:

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

Nays: None

Absent: Comm. Belmonte, Comm. Moffett

Motion Carried.

h. Parks/Maintenance Report

Bob reported that Haunted Forest is the current focus, while staff still continues to mow, maintain athletic fields and manage daily maintenance duties.

i. Recreation Report

With the Spray Park and Backstop Concession Stand closed for the season, staff has been reviewing and making recommendations for next summer. Luke recommended increasing Spray Park admission \$1, updating 2024 fees to \$5/resident and \$7/nonresident. The Board agreed. Luke reported on recent events, including the WPA show, Touch-a-Truck, and The Last Straw. Upcoming events include Haunted Forest and Spooktacular Fun Night. He reviewed marketing social media reach, registration data, park pavilion rentals, Kids Club registration, and youth fall soccer and flag football leagues.

Agenda Item #9 Adjournment

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

Motion approved by unanimous voice vote.

The Regular Meeting was adjourned at 8:38 pm.