



Westmont Park District Board of Commissioners
Minutes of the Regular Meeting
Ronald J. Gunter Administrative Center
55 E. Richmond St., Westmont, IL 60559
November 8, 2023 7:00 pm

Agenda Item #1 Call to Order

President Karesh called the Meeting to order at 7:00 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, Alice Krampits, Senior & Special Events Coordinator, John Chorney, Parks & Facilities Foreman, Rachel Buster-Dorsey, Athletics Coordinator

Guests: Westmont Pickleball Ambassador Kerry O'Connor
Eric Schue, Jimmy Koudelik, Dan McGlone, Brody Piazza, Alex Thompson, Rocco Canino, Patrick Shell, Jonesy Smith, Will Maceidee, Younas Marciukaitis, Yakub Aydoner, Amy Aydoner, Jamie Sylvester

Agenda Item #3 Pledge of Allegiance

Those present recited the Pledge of Allegiance.

Agenda Item #4 Consent Agenda

- a. Regular Board Meeting Minutes – October 5, 2023
- b. Closed Session Minutes – May 10, 2023
- c. Claims Ordinance – November 8, 2023

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

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 commented on the successful pickleball season at Ty Warner Park. The Board was appreciative of Mr. O'Connor's comments.

There were several guests present at the meeting who wished to express their concern about the District's proposed plan to build six permanent outdoor pickleball courts on the current site of the Bellerive Park skate park. President Karesh invited them to speak, resulting in a great deal

of discussion. In general, those that addressed the Board requested information about the District's plan for the current skate park, shared their positive experiences at the skate park, and requested assurance that the District would continue to provide a skate park in Westmont. Both President Karesh and Executive Director Bob Fleck addressed the group's concerns, and assured those present that there will always be a skate park in Westmont. It was noted that the equipment has not held up over time and the park is nearing the end of its useful life. Bob reviewed the proposed new location at Diane Main Park, the special use process with the Village, and how the District has begun working with Spohn Ranch to build the new skate park. Finally, it was suggested that a committee will be formed, to include those present at the meeting, in order to assist with the process of building the new skate park. The Board was appreciative of the comments and discussion.

b. Written

Bob shared a letter of appreciation from the Taiwanese American Chamber of Commerce, thanking the Westmont community for their support of Taiwan's membership bid to join the United Nations.

Bob shared an email from Elite Sports Promos, requesting sponsorship from Westmont Park District for Westmont High School sports programs. President Karesh questioned if this is the best use of taxpayer dollars. Bob stated that the District already works with the school, and we share facilities. Finally, it was noted that this third party will likely receive a commission, so all funds would not go to the school. After discussion, it was determined that the Board was not in favor of this sponsorship request.

c. Other

There were no other comments or correspondence.

Agenda Item #6 \$1,010,000 Bond Issue

a. Bids on Bonds

Rosy reviewed the Bond schedule and reported on the bids received from Hinsdale Bank & Trust, for both the series 2023A and 2023B Bonds. No other bids were received.

A motion was made by Comm. Moffett and seconded by Comm. Zapinski to award the bid from Hinsdale Bank & Trust for the \$86,000 Taxable General Obligation Limited Park Bonds, Series 2023A, bearing an interest rate of 5.53%.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

A motion was made by Comm. Conneely and seconded by Comm. Zapinski to award the bid from Hinsdale Bank & Trust for the \$924,000 General Obligation Limited Park Bonds, Series 2023B, bearing an interest rate of 4.60%.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

b. Approval of Bond Ordinances

- Ordinance No. 2023-10: Ordinance providing for the issue of approximately \$86,000 Taxable General Obligation Limited Park Bonds, Series 2023A, to provide the revenue source for the payment of certain alternate bonds of the District, providing for the levy of a direct annual tax to pay the principal of and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.
- Ordinance No. 2023-11: Ordinance providing for the issue of approximately \$924,000 General Obligation Limited Park Bonds, Series 2023B, 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, to provide the revenue source for the payment of certain alternate bonds of the District and for the payment of the expenses incident thereto, providing for the levy of a direct annual tax to pay the principal of and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

A motion was made by Comm. Moffett and seconded by Comm. Belmonte to approve Bond Ordinance No. 2023-10 and Bond Ordinance No. 2023-11.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

Agenda Item #7 Unfinished Business

a. Bellerive/Diane Main/Fritz Werley/James Long Park Special Use Application and Details
Bob presented an aerial picture of Bellerive Park and reviewed the proposal to convert the current skate park into 6 pickleball courts, with fencing between each set of 3 courts. As it has been agreed to add a shelter, Bob presented pictures of a shade structure, for a cost of \$18,295, and a picture of a cantilevered shade structure, for a cost of \$31,590. He explained that the cantilevered structure would have the posts set outside the fence, so as not to impact the surface. There was also discussion about including patio furniture, such as Adirondack chairs, rather than picnic tables.

Bob then presented a picture of the location for the proposed satellite garage, across the street from James Long Park. The concept plan was also presented, indicating the garage, concrete drive, enclosed dumpsters, gate and fencing. The garage would have 1 man door and 2 overhead doors. The garage will be prefabricated metal from Butler Building, which will be less costly than a masonry building. In addition, a civil engineer is needed for the garage site plan, to submit to the Village for permit. The Board discussed different options for metal buildings, however, Bob explained that cost is unknown at this time; he will continue to research. The original approved cost for the garage was \$160,000. According to Bob, this will be a very basic structure, heated, and will house equipment such as utility carts, weed whips, and mowers.

Bob then presented a picture of the proposed location for the new skate park at Diane Main Park. He reported that an electrical engineer is needed to address the old preschool electric demo and retrofit. There was discussion about the tornado siren at this location. The concept plan from Spohn Ranch was provided for the Board. The new skate park will be all concrete. The Board discussed the size of end ramps, and advised staff to consider that this park will have razor scooter use, as well as skate boards and bikes.

Finally, an aerial photo of James Long Park was presented. Bob asked the Board to consider 2 pickleball courts at this park, instead of Fritz Werley Park. The picture indicates the 2

pickleball courts to be built at the current location of the sand volleyball court. Sand volleyball would then be relocated next to the basketball courts. Bob explained that this park would be a good location for pickleball courts because there is currently a shelter with restrooms, lighting, parking, and a drinking fountain. The Board discussed, and it was suggested that the tennis courts at Fritz Werley could be striped for pickleball, and fitness equipment could be added.

Bob reminded the Board that the Fritz Werley Park development budget for FY2023-24 was \$660,000. If we continue with the plan to build 2 pickleball courts, a shelter and pathways, the estimated cost would be \$184,480. The cost estimate to convert Bellerive Skate Park to 6 pickleball courts would be \$73,000. At Diane Main Park, costs are unknown for engineering and electrical work, however, the new skate park would cost approximately \$423,000. There was discussion about costs for Fritz Werley Park. If pickleball is eliminated, then \$87,000 would be removed from the development budget. This is why we need to meet with Spohn Ranch to learn more and determine costs for the new skate park. After discussion, the Board was in agreement for Bob to pursue and learn more from Spohn Ranch.

b. Capital Project Report

Bob presented updated pictures of the new building at Veterans Park, both exterior and interior. He reported that all the Musco lighting equipment for Diane Maine Park has been delivered. However, we may wait until the ground freezes for install, in order to minimize impact on the field. Finally playground work is complete and they are open. We are starting to look at Williams Cove Park playground; go to bid in February or March to replace next spring.

c. Other

There was no other unfinished business.

Agenda Item #8 New Business

a. Truth in Taxation Public Hearing

President Karesh call the Truth in Taxation 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 Westmont Suburban Life. Finance Manager Rosy Fejzic then explained the levy and the reason for the proposed increase. There was no comment from the public, nor did any Commissioners comment.

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

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

b. 2023 Tax Levy Ordinance No. 2023-12

A motion was made by Comm. Conneely and seconded by Comm. Zapinski to approve Tax Levy Ordinance No. 2023-12.

Roll Call Vote:

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

Nays: None

Absent: None
Motion Carried.

c. Arbitrage Consultants Proposal

Bob began the discussion of hiring Arbitrage Consultants in order to calculate our bond yield, as we need to manage both spend down issues and interest earnings. We are not supposed to invest, since the intent is to spend for capital improvements. Spend down requirements are proving to be a challenge, so we are being proactive. Bob explained that arbitrage is tax. Since we are tax exempt we cannot be taxed on the bonds we issue. The federal government created this term to collect interest, or tax. We need Arbitrage Consultants to begin forecasting, so we can put this money aside to prepare for paying it back. Arbitrage Consultants would start on April 1, 2024 to forecast our bond yield. The cost will be \$1,000 per year, for two years. At the end of five years, the federal government will let us know how much we owe. Discussion began, with Commissioner Conneely expressing concern about the need for hiring Arbitrage Consultants, since the calculation will be an estimate. Bob explained that he does not want to take any risks. Furthermore, he has been advised by our bond counsel, Chapman & Cutler, to work with Arbitrage Consultants. After discussion, the Board was in agreement to hire Arbitrage Consultants.

d. Diane Main Softball Field Batting Cage Replacement

Bob presented pictures of the current batting cages at Diane Main Park, which are old style cages from the 1980's. They have become dangerous, as balls ricochet off of the poles. Additionally, they are challenging for the mow crew to maintain. He proposed installing a cantilevered net system, which is the same system used at Veterans Park. Cost would be \$15,000, which would come out of the recreation fund. The Board discussed, and was in agreement to purchase the new batting cages.

e. Electric Charging Stations

President Karesh explained that he learned about this while attending the recent NRPA Conference. A picture of a charging station was presented, and he suggested installing one at Ty Warner Park. Commissioner Belmonte suggested installing a charging station at the Fitness Club or Golf Course. Joel reported that the cost would be \$10,000, and there would be additional software costs each year, however, there are new incentives from ComEd, which will cover some costs. Joel will research the incentives from ComEd. The Board will revisit at the December meeting.

f. Treasurer's Report

Rosy reported that the checking accounts total is \$8,766,201.75, as of October 31, 2023. Interest earned is 5.73%, totaling \$42,695.98. The accounts payable total is \$599,359.70.

g. Revenue Facility Report

Joel thanked the Board for the opportunity to attend the NRPA Conference, and he reported on the plan for converting the District's financial history into the new financial software. As long as good weather continues, the golf course remains open. The current weekday promotion is \$11, 11:00 am to 3:00 pm. Joel reported that the new intern at the Fitness Club, from Parents Alliance Employment Project, is working out very well. Finally, he reviewed the 5-year membership comparison.

h. Parks/Maintenance Report

Bob reported that athletics have concluded at the fields, park restrooms are closed, batting cages are down and irrigation systems are winterized. Staff is currently preparing for Holly

Days events. He informed the Board that Tresa James, the new Landscape Specialist, will be at the December meeting.

i. Recreation Report

Luke reported on recent and upcoming Senior Trips, along with ticket sales and profit from the WPA's recent production of The Drowsy Chaperone. The Best Christmas Pageant Ever is the upcoming show. WYBA fall baseball concluded the first week in November, with a very successful fall season. The WYBA board will attend the January meeting. Wolverines Travel Basketball has started practice, and games will begin this month. Profit from The Haunted Forest event was \$10,132, with the new fast pass bringing in \$640. Approximately 500 visitors attend Spooktacular Fun Night, held on October 30. Upcoming events include the Craft Bazaar, Snow Much Fun, Frosty & Friends Parade and the sold-out Santa's Train Ride. Finally, Luke reviewed social media followers and reach.

The Board suggested holding The Haunted Forest Event for two nights. Bob explained that the entire District is shut down for this event, as all staff is used, however, we will consider.

j. Other

There was no other new business.

Agenda Item #9 Closed Session

A motion was made by Comm. Conneely and seconded by Comm. Moffett to move into closed session pursuant to Section 2 (c) (1) of the Open Meetings Act to consider the appointment, employment, compensation, discipline, performance or dismissal of the specific employees of the public body.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

The Board convened to closed session at 9:24 pm.

President Karesh called the open session back to order at 9:39 pm

Agenda Item #10 Adjournment

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

Motion approved by unanimous voice vote.

The Regular Meeting was adjourned at 9:40 pm.



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

President Karesh called the Closed Session to order at 9:29 pm pursuant to Section 2(c) (1) of the Open Meetings Act for the purpose of appointment, employment, compensation, discipline, performance or dismissal of specific employees of the District.

Present: Commissioners Karesh, Zapinski, Moffett, Conneely, Belmonte
Executive Director Fleck

The Board wanted to discuss the idea of presenting Thanksgiving gift cards to full time staff. Commissioner Belmonte felt we should include part time staff in the compensation. Director Fleck responded that the cost of including all part time staff would be significant and unwarranted as there are some staff who work limited hours for a very short period of time. Instead, it was determined and agreed upon that part time staff meeting minimum requirements of 30 hours worked per week throughout the majority of the year, or key personnel who contribute significant time and help to the District's operations at the Director's discretion, would be included. Director Fleck provided the list of eligible staff.

Based on the list of eligible staff and recommendations of the Board it was decided that full time staff would receive a Thanksgiving holiday gift card to Aldi grocery stores in the amount of \$50 and part time staff would receive an Aldi gift card in the amount of \$25.

A motion was made by Commissioner Moffett and seconded by Commissioner Zapinski to return to open session.

Motion approved by unanimous voice vote.

The Board reconvened to open session at 9:40 pm