



**Westmont Park District Board of Commissioners
Minutes of the Regular Meeting
Ronald J. Gunter Administrative Center
55 E. Richmond St., Westmont, IL 60559
July 16, 2025 6:00 pm**

Agenda Item #1 Call to Order

Vice-President Zapinski called the meeting to order at 6:00 pm.

Agenda Item #2 Roll Call

Commissioners: Bill Belmonte, Mike Conneely, Karen Moffett, Sue Zapinski

John Karesh (remote attendance)

Staff Present: Bob Fleck, Executive Director; Joel Hymen, Supt. of Revenue Facilities & IT/Asst. Director; Rosy Fejzic, Finance Manager and Accountant; Luke Wyss, Supt. of Recreation; Eric Krueger, Supt. of Parks & Maintenance; Lenore Farmer, Finance Assistant & HR; Tyler Stachniak, Marketing Coordinator

Guest: Dominic Dicera, WYBA Board member

Agenda Item #3 Pledge of Allegiance

Those present recited the Pledge of Allegiance.

Agenda Item #4 Consent Agenda

- a. Regular Board Meeting Minutes – June 11, 2025
- b. Claims Ordinance – July 16, 2025
- c. Other

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

Roll Call Vote:

Ayes: Commissioners Conneely, Moffett, Belmonte, Zapinski, Karesh

Nays: None

Absent: None

Motion Carried.

Agenda Item #5 Open Forum and Correspondence

a. General Public

WYBA Board member Dominic Dicera addressed the Board to present the league's contribution of \$34,950 from the spring season. The WYBA also contributed an additional \$1,000 toward extra tournaments. Mr. Dicera thanked the Board and staff for their assistance this season. The Board was appreciative of Mr. Dicera's presentation.

b. Written

There was no written correspondence.

c. Other

There were no additional comments or correspondence.

Agenda Item #6 Introduction of New Marketing Coordinator Tyler Stachniak

Tyler introduced herself and the Board welcomed her to the District.

Agenda Item #7 Unfinished Business

a. Final 2022 G.O. Bond Arbitrage Report with \$34,652.62 Arbitrage Payment to the IRS
Bob explained that this is a formality, and the payment to the IRS became due with completion of the final Arbitrage report.

b. Draft Financial Policy

Bob reported that there is only one revision: all investment opportunities will be presented to the Board. According to Bob, Linda Byron of Raymond James had positive comments regarding our draft policy. As Board approval is not required tonight, Bob will provide a clean version to the Board prior to approval at the August 13, 2025 meeting.

c. Board to Consider Ball Field Drag Quotes

Bob reported that three quotes were received. The lowest quote is \$34,595 from Turfwerks, which is also staff's preferred piece of equipment. As this cost is over the State's minimum of \$30,000, Bob recommends waiting to see if the new bid threshold of \$35,000 is signed into law. Then, we can purchase directly. The Board discussed the bid process and equipment currently used by staff. Additionally, Bob confirmed there is no co-op for purchase options. President Karesh advised not waiting and going to bid now. Bob will start the bid process and advertise in the newspaper next week.

d. Capital Projects

Bob presented pictures and reported on the following projects:

- Grant Street Park: Focus is on the play structure that was constructed and installed. Outcropping stone installation will follow, then concrete barrier, underdrain, backfill with loose gravel, filter fabric and play mulch. Shelter delivery is August 15.
- Diane Main Field 1: Batting cages and home plate are installed, and then turf will go in. The field should open in one week.
- All Wheels Park: The rain garden was pumped down because the water table is too high. Live plugs of aquatic plants will be put in to absorb this water. A field adjustment was made with the drinking fountain to meet accessibility, since the lid was too low. Pictures were presented of finished concrete work. Veterans Electric gave the best cost for the lighting system. Once all documents are in hand, Bob will apply for permit with the Village.
- Digital Sign at Bellerive Park: Our attorney is preparing an amendment to the water tower lease. After contacting all utilities, Bob has approval from all; however, he continues to wait for approval from ComEd. The digital sign should be complete this spring.
- Diane Main Park parking lot: This bid will be in the same packet with James Long Park parking lot.
- Administrative Center Roof: Bids are due in two weeks. We hope to complete this project before Holy Trinity starts school this fall. There may be a Special Meeting for bid approval.

e. Other

There was no other unfinished business.

Agenda Item #8 New Business

a. Long Term Bond Issuance Discussion

Bob worked with Linda Byron of Raymond James and provided charts in the packet. He began by reviewing money available to us every year, explaining that we structure our payments to have this money available. Bob presented a summary of a 3-year cycle, with 3-year alternate bonds issued, starting in 2026. After discussion, it was determined that this cycle does not generate much money. However, if we continue on our current schedule, with 25-year alternate bonds issued in 2030, we generate \$8,098,281. Following questions and discussion, Bob will put Commissioner Conneely in contact with Linda Byron.

b. IPBC Health Insurance Prescription Discussion

Rosy explained what we have learned from IPBC, the District's health insurance pool, regarding the increasing use of GLP-1 therapies for weight loss and resulting prescription costs. She presented different options to the Board, to adjust our prescription plan, which may result in a small reduction in rates. Staff recommended no change to our plan. Following discussion, the Board agreed to no change in the District's current health insurance prescription coverage.

c. Treasurer's Report

Rosy reported that the bank balances total is \$6,258,336.13 as of June 30, 2025, bearing total interest of \$22,150.20 at a rate of 4.57%. The accounts payable total is \$1,061,666.72.

d. Revenue Facility Report

Joel updated the Board on marketing responsibilities, prior to hiring Tyler Stachniak, including July 4th advertising and signage. He reported that 15 bid packets were picked up for the Administrative Center roof replacement project, and the new phones for the phone system upgrade are on site. Joel updated the Board on the EV charging stations, and presented a map of Ty Warner Park, indicating the location in the east parking lot.

Joel reported on the HVAC systems in the Community, which were all replaced in 2019 except for the gymnasium south rooftop unit. He explained that the evaporator unit no longer functions. Repair could cost up to \$12,000, or replacing the entire unit would cost approximately \$28,000 - \$30,000. Bob confirmed that there is surplus in the Recreation Fund to cover this cost. The Board discussed.

A motion was made by Commissioner Belmonte and seconded by Commissioner Moffett to approve replacement of the Community Center gymnasium south rooftop HVAC unit for a cost of \$30,000.

Roll Call Vote:

Ayes: Commissioners Belmonte, Moffett, Conneely, Zapinski, Karesh

Nays: None

Absent: None

Motion Carried.

Joel reported that the golf course remains active and Recreation Coordinator Bobby Yonkee is doing well in his new role as Clubhouse Manager. Montini High School girls golf team now

uses the golf course for practice twice per week. In addition, Joel reviewed the 5-year revenue comparison and summary.

The Fitness Club currently has 806 memberships, with 1,580 members. There were 5,551 visits in June and revenue totaled \$35,895. Several projects were completed during the annual maintenance closing the first week in July: tile and plumbing work, carpet cleaning, new equipment, and parking lot sealing. Joel updated the Board on plumbing issues and backups in the lower level women's locker room. This will be a large repair project, and will require opening the floor near court 5.

e. Parks/Maintenance Report

Eric reviewed set up and take down for the July 4th event. He reported on playground repair projects at Ty Warner and Veterans parks, as well as completed playground inspections. He updated the Board on detailing projects on the Little League Field, to prepare for playoffs and tournaments. Golf maintenance staff planted new memorial trees at the golf course and Diane Main Park, and continues with golf course maintenance seven days a week. Finally, Eric reported on minor vandalism on playgrounds and park restrooms.

f. Recreation Report

Luke reported on the WPA summer performance, "Oliver," scheduled for July 17-20. Summer programs include skateboard lessons and softball training classes. The Gregg House took part in a local history crawl, and hosted the Ice Cream Social. In addition, interior windowsills are undergoing replacement. Approximately 100 viewers attended the Movie in the Park at Ty Warner in June, however, the June Concert in the Park was cancelled due to weather. Luke reported that Backstop Concession revenues remain low due to the Spray Park closure. He updated the Board on Summer Camp revenue, as well as park pavilion and indoor facility rental revenues. Summer Biddy Basketball is underway, and registration is taking place for fall sports, including softball, soccer, and flag football. Luke also reported on active adult summer day trips. Finally, the Fall Program Guide is complete and will be available to the community on July 24.

g. Other

Bob reported that Yvonne Novak from RCP Insurance will attend the October or November Regular Meeting to review January 1, 2026 IPARKS renewal. Our current renewal is prorated from August 4 – December 31.

Agenda Item #9 Adjournment

Seeing no further business to discuss, a motion to adjourn the meeting was made by Commissioner Belmonte and seconded by Commissioner Conneely.

Motion approved by unanimous voice vote. The Regular Meeting was adjourned at 7:34 pm.