



**Westmont Park District Board of Commissioners
Minutes of the Regular Meeting
Ronald J. Gunter Administrative Center
55 E. Richmond St., Westmont, IL 60559
September 11, 2024 6:00 pm**

Agenda Item #1 Call to Order

President Karesh called the meeting to order at 6:02 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
Event Coordinator, Zack Johnson, Recreation Coordinator
Guests: Dominic Dicera, WYBA
Tom Smith, Will Sperling, John Dispensa, III, Westmont Historical Society

Agenda Item #3 Pledge of Allegiance

Those present recited the Pledge of Allegiance.

Agenda Item #4 Consent Agenda

- a. Regular Meeting Minutes – August 14, 2024
- b. Claims Ordinance – September 11, 2024

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

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

Agenda Item #5 Open Forum and Correspondence

a. General Public

Dominic Dicera from WYBA presented the Board with a check for \$25,450 from this year's spring season. Mr. Dicera expressed his appreciation for the condition of the ball fields, as well as staff assistance. He also requested pitching mound maintenance. The Board was appreciative of Mr. Dicera's presentation

Tom Smith from Westmont Historical Society presented a \$15,000 check toward payment for the Gregg House window restoration. Mr. Smith updated the Board on the window restoration and thanked the Board for additional recent improvements. The Board expressed their appreciation for Mr. Smith's presentation.

b. Written

Bob presented a thank you note from the family of Village Trustee Frank Brady. He then provided information about an upcoming SEASAR event. Finally, he noted an email from the family of former Park Commissioner Otto Mertz, who enjoyed a recent visit to Mertz Park and Veterans Memorial Park. Pictures of the family were presented.

c. Other

Bob stated that the Board would adjourn to Closed Session at the end of the meeting.

Agenda Item #6 Unfinished Business

a. NRPA Conference 2024

Commissioners John Karesh and Sue Zapinski, and staff Bob Fleck, Joel Hymen and Luke Wyss will attend this year's conference according to Travel Ordinance No. 2016-6

b. Capital Project Report

Bob updated the Board on current projects and presented pictures of each.

The Spray Park mechanical vault will be removed this fall. All utilities are turned off and locked down. The construction fence will go up tomorrow and demo will start next week.

At the Fitness Club, the retaining wall was repaired and new landscaping was completed.

New pavers and a new park sign were installed at Kiwanis Park.

James Long Park new pickleball courts are near completion. The asphalt has to cure for three weeks, followed by color coat and fencing. Then, grading and work on the detention basin. Bob explained that the light poles were relocated earlier, and a separate controller was added to illuminate the sand volleyball court.

Fritz Werley Park playground demo and install started this week.

Work was done on the new drainpipe at Veterans Park.

Bob addressed the electric panel at Diane Main Park. All gas and water was disconnected, however, we are still waiting for ComEd to disconnect electric. This should be done by September 30; only then can we submit for permit with the Village for preschool demo.

Also, asphalt millings from the Village are being stored until we can proceed with this project.

Joel presented a picture of a park shelter in Downers Grove, indicating the brick columns.

He proposed a \$4,000 cost to install similar brick columns, including a concrete cap, at Veterans Park. Additionally, the top of each post would be painted. After discussion, the Board came to consensus and authorized staff to proceed with this project.

Bob presented an overhead view of the site for the proposed satellite garage at James Long Park parking lot. Since we are still not able to proceed as originally planned due to the 99-year lease agreement with the hotel, Bob suggested building the garage in the current dumpster area and adjacent parking spots. Bob explained that there will still be 12 parking spots, however, the Board expressed concern about limited parking. After discussion, the Board was in favor of the new satellite garage at this location.

Bob presented a picture of Grant Street Park, explaining that he is working on development and a design, which will resemble Bernas Park. The original concept drawing was reviewed, and then Bob presented his updated concept design, highlighting trees on this property, and adding native plant areas. In addition, all the elements are provided such as handicapped access, drinking fountain, bike racks and picnic tables. There will be a 20' x 20' shelter with a metal roof, retaining stones will be added near the playground and there will be an open play area. The current design includes all elements from the original grant application.

Commissioner Belmonte suggested including a tree climbing area in the back corner. After discussion, the Board agreed to the updated design plan for Grant Street Park. Finally, Bob confirmed that the capital projects spreadsheet did not change from last month.

c. Other

There was no additional unfinished business.

Agenda Item #7 New Business

a. Community Center Gym Floor Sourcewell Contract and IPARKS Claim

Bob reported that Joel has been managing this project and IPARKS insurance will cover all floor costs, minus the \$25,000 deductible. Staff is proposing WCC gymnasium flooring replacement through Sourcewell cooperative purchasing. Joel referenced the Sourcewell contract and quote from Floors, Inc. both of which were included in the packet. The Board discussed.

A motion was made by Commissioner Conneely and seconded by Commissioner Belmonte to approve Community Center gymnasium wood flooring replacement through Floors Incorporated quotation issued pursuant to Sourcewell Contract.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

In addition, Joel reported that the west gymnasium doors are at the end of their useful life and need replacement. New doors and frame will cost \$11,000. After the new flooring is complete, the new doors will be installed. This will be a five-week project. Luke confirmed that gym closure due to flooring replacement may affect travel basketball, however, games are usually held at Westmont Junior High, and teams can practice at the Fitness Club. After discussion, the Board agreed to the \$11,000 cost for the new doors and frame.

b. Fitness Club Rates for 2025

According to Bob, the last rate increase was two years ago, and due to the new minimum wage rate, a membership rate increase is needed. Joel presented a chart indicating current and proposed increases. He explained that the difference in revenue would be \$17,183 if rate increases were made. The Board discussed current revenues, marketing and EFT payments. Joel explained that members would be informed in October, via mail and email.

A motion was made by Commissioner Belmonte and seconded by Commissioner Zapinski to approve 2025 Fitness Club membership rate increase as presented.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

c. Treasurer's Report

Rosy reported that the checking accounts total is \$6,049,618.34, earning \$27,142.07 total interest at a rate of 5.58%. The accounts payable total is \$205,269.90. Rosy referenced a new report included in the packet, Bank Reconciliation for General Checking. She explained how the payroll account operates, and informed the Board that a reconciliation report can be produced for this account as well. The Board prefers to receive only the reconciliation reports for general checking. In addition, revenue and expenses from the July 4th event were reviewed.

d. Revenue Facility Report

According to Joel, the conversion to the new financial software, BS&A, continues to progress well. The EV car chargers installation went well, and he continues training on Power DMS. This software will be used during the accreditation process. At the golf course, Junior League has concluded and four local high school girls' teams are currently using the course. The 5-year revenue comparison was reviewed. Joel reported that Fitness Club membership totals are slightly down from July to August, with August revenue totaling \$32,521. In addition, club manager Taylor Siple continues to work on additional group fitness classes. Finally, there was discussion about the Safety Committee.

e. Parks/Maintenance Report

Bob reported that Haunted Forest preparation has started and there are two new staff in the Parks Maintenance department. Due to current dry conditions, staff continues to water new plantings at Kiwanis Park and the Fitness Club. Aeration will start at the golf course, fall clean up will begin and the Spray Park will be winterized. Also, park restrooms will stay open through October, weather permitting. The drain project at Ty Warner Park is complete, and all new park signs have been installed. Finally, Bob explained the bids for vehicles have returned, and we have to order now for summer 2025 delivery.

f. Recreation Report

Luke reviewed current enrollment for Kids Club and reported that summer camp concluded in August with 711 campers. Summer Fun Camp ended with 41 enrolled. The Touch-A-Truck event will take place on 9/14, and fall softball, soccer and flag football are all underway. Luke reviewed active adult day trips and programs, as well as the success of summer marketing efforts. He updated the Board on park pavilion rentals, and Spray Park and Backstop revenues. In addition, there are four new rentals this month at Park Place. Commissioner Belmonte addressed several items:

The new hopscotch decals on park pathways look good.

He commented on a drone show he saw recently. According to Bob, Mad Bombers' cost is \$30,000.

After the Summerfest Softball Tournament, there were many cigarette butts in the dugouts and on the infield. Bob agreed that we need to control this better, so this will be added to next year's rules.

He suggested adding a second day for the Haunted Forest event. According to Bob, there has not been a demand from anyone not able to go through on one event night. In addition, it may be challenging to get staff and volunteers to work a second night. Finally, maintenance staff continues to perform regular duties, in addition to Haunted Forest set up and clean up.

g. Other

Commissioner Karesh inquired about posting a full-time maintenance position. Bob will address this.

Agenda Item #8 Adjournment

A motion was made by Commissioner Belmonte and seconded by Commissioner Moffett to move into closed session pursuant to Section 2 (c) (5) of the Open Meetings Act to consider the purchase or lease of real property for the use of the public body.

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried.

The Board convened to closed session at 8:00 pm.

President Karesh called the Closed Session to order at 8:11 pm pursuant to Section 2 (c) (5) of the Open Meetings Act to consider the purchase or lease of real property for the use of the public body.

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

Director Fleck conveyed a request by School District 201 to consider a land swap to assist the School District with their referendum question to build a new K-5 elementary school. Specifically, their thought was to trade Fritz Werley Park for South and Miller School sites. Director Fleck shared the fact that Fritz Werley Park is in the middle of new improvements. More importantly, it is tied to two grants: a Department of Commerce and Economic Opportunity grant and a Land and Water Conservation Fund IDNR grant. The LWCF grant is federally funded, placing many restrictions on the property. After speaking with grant staff, the Park District could provide land of equal or greater size with similar or better improvements via a land swap. However, giving up land that was acquired with the assistance of a LWCF grant could jeopardize our ability to apply for future grants. For this reason, the Board agreed they would not consider the School District's request.

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

Motion approved by unanimous voice vote.

The Board reconvened to open session at 8:29 pm

President Karesh called the open session back to order at 8:29 pm.

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

Motion approved by unanimous voice vote.

The Regular Meeting was adjourned at 8:30 pm.