



**Westmont Park District Board of Commissioners
Minutes of the Regular Meeting
Ronald J. Gunter Administrative Center
55 E. Richmond St. Westmont, IL 60559
August 14, 2024 6:00pm**

Agenda Item #1 Call to Order

President Karesh called the meeting to order at 6:05p.

Agenda Item #2 Roll Call

Commissioners: Mike Conneely, Karen Moffett, Sue Zapinski, John Karesh

Absent: Bill Belmonte

Staff Present: Bob Fleck, Executive Director, Joel Hymen, Superintendent of Revenue Facilities & It/Assistant Director, Luke Wyss, Superintendent of Recreation, Rosy Fejzic, Finance Manager & Accountant, Ishmay Kone, Athletics Coordinator

Guests: Adam Eichorn, Spohn Ranch

Agenda Item #3 Pledge of Allegiance

Those present recited the Pledge of Allegiance.

Agenda Item #4 Consent Agenda

- a. Regular Board Meeting Minutes – July 17, 2024
- b. Claims Ordinance – August 14, 2024
- c. Other

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

Ayes: Commissioners Moffett, Conneely, Zapinski, Karesh

Nays: None

Absent: Belmonte

Motion Carried

Agenda Item #5 Open Forum and Correspondence

- a. General Public

There was no one present from the general public.

- b. Written

Mr. Vanderheyden complimented Ty Warner Park Staff via email, specifically Jorge Perez-Sanchez, who assisted Mr. Vanderheyden with directions and assistance in finding the pavilion for the baby shower he was attending.

- c. Other

There was no additional discussion.

Agenda Item #6 Introduction of New Athletics Coordinator Ishmay Kone

Ishmay Kone introduced himself. Ishmay graduated from Westmont High School and Elmhurst University with a degree in Sports Management. He thanked the Board for the opportunity and is excited to be here. The Board welcomed Ishmay to the District.

Agenda Item #7 Unfinished Business

a. Spohn Ranch Agreement – Budget Adjustment

Adam Eichorn from Spohn Ranch was present to discuss the reasons of the price increase from \$500,000 to \$560,000. Eichorn explained the price increased because now that the design phase has been completed hard numbers were put on paper. Some factors that increased the initial estimate were as follows: constant prevailing wage changes, concrete price changes, increased square footage, and labor. Executive Director Fleck stated the Park District is comfortable with the budget change and the funds are available to cover the difference.

A motion was made by Commissioner Conneely and seconded by Commissioner Zapinski to approve the Spohn Ranch Agreement – Budget Adjustment from \$500,000 to \$560,000.

Ayes: Commissioners Conneely, Zapinski, Moffett, Karesh

Nays: None

Absent: Belmonte

Motion Carried.

b. Capital Projects Report

Bob referenced the Capital Project Progress List included in the packet, and he presented pictures and reviewed current projects.

The switch gear for the All Wheels Park Project was moved slightly to the west of its original location due to ComEd requirements and access. Fleck has scheduled disconnects for Nicor, and the sanitary lines. Once a letter is received from all the utilities that they are off, Fleck will then submit a demo permit to the Village. Discussion continued regarding the rock base and asphalt millings from the Village contractor. The Village asphalt contractor is happy to provide the Park District with the asphalt millings for All Wheels Park. Commissioner Karesh asked if a compaction test will be completed to ensure the ground is suitable for the build. Fleck confirmed this will take place.

James Long Park is still under construction. Fleck explained we are currently waiting on our paving contractor to backfill stone and then pave. The retaining wall for the volleyball courts has been completed, the light poles have been moved, and the District expanded the detention based on Village requirements.

The Ty Warner Park lightning detection system has been installed and operating.

The Ty Warner Park drainage project is near completion with trenching and new pipe being replaced.

Bellerive Park electric car charges have been installed. They will need to be programmed in the coming weeks by the contractor. There will be eight plugs to utilize.

A proposal was made to bring down the brick columns at the Veterans Park Pavilion to counter height and then cap them. The consensus of the Board was to seek pricing options.

c. Other

There was no additional unfinished business.

Agenda Item #8 New Business

a. Fiscal Year 2024/25 Budget Appropriation Ordinance No. 2024-2

Discussion was had on the positive ending to FY 2023/24. Commissioner Conneely has asked why the beginning balance was different from what was shown in the bank. Bob

explained there are many factors to this, including new program revenues coming in and tax levy disbursements coming in. Rosy will follow up with the auditors to clarify.

1. Public Hearing

President Karesh called the public hearing to order at 7:08pm. 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 were no public or commissioner comments.

A motion was made by Commissioner Zapinski and seconded by Commissioner Moffett to close the ordinance hearing.

Ayes: Commissioners Zapinski, Moffett, Conneely, Karesh

Nays: None

Absent: Belmonte

Motion Carried.

2. Board Action

A motion was made by Commissioner Zapinski and seconded by Commissioner Conneely to approve FY 2024/25 Budget and Appropriation Ordinance No. 2024-2.

Ayes: Commissioners Zapinski, Conneely, Moffett, Karesh

Nays: None

Absent: Belmonte

Motion Carried.

b. Resolution Authorizing Intervention in Property Tax Assessment Appeals

A motion was made by Commissioner Zapinski and seconded by Commissioner Moffett to authorize Robbins Schwartz to Intervene for Property Tax Assessment Appeals.

Ayes: Commissioners Zapinski, Moffett, Conneely, Karesh

Nays: None

Absent: Belmonte

Motion Carried.

c. Surplus Property Ordinance No. 2024-3

Removal of 2008 Ford F250 and 2006 Toro GM3100

A motion was made by Commissioner Moffett and seconded by Commissioner Conneely to approve Surplus Property Ordinance No. 2024-3.

Ayes: Commissioners Conneely, Moffett, Zapinski, Karesh

Nays: None

Absent: Belmonte

Motion Carried.

- d. Community Center Façade Logo Consideration
Discussion was had on adding the logo to the front entrance of the Westmont Community Center. No additional logo or sign will be needed on the rear.
- e. Treasurers Report
Rosy reported that the checking accounts total is \$6,544,289.70, earning 5.59% interest for a total of \$32,619.59. The accounts payable total for the month is \$421,940.72.
- f. Revenue Facility Report
Joel updated the Board that the BS&A software training and transition has been going well. Athletic Business Conference is booked and came in under the expected amount. The District will have the need to order a new truck now for next fiscal year for Ty Park based on the 5 year capital plan. The Westmont Community Center soffit and lighting project is complete. Junior golf has concluded. The golf course is averaging roughly \$12,000 for a Friday, Saturday, and Sunday. July 2024 brought \$86,000 in revenue compared to July 2020, which was \$68,000. The Fitness club is down one member from last month. Visits are slightly down but that is not unexpected this time of year.
- g. Parks/Maintenance Report
Bob explained to the Board the drainage project at Ty Park between field 2 and 3 is going well and near completion. Park District staff removed fencing at Fritz Werley Park along the west property line. Staff will paint the poles, and Discount Fence will add new material. One of the District's seasonal parks maintenance staff Gael will be staying on into the fall. All wood parks signs are being replaced and should be completed by September.
- h. Recreation Report
Luke reported that the before/after school program at District 201 has started and there are 17 more students this month in comparison to last year. The Community Center gymnasium took on some water and staff is in the process of getting quotes for multiple repair options. Ishmay Kone has been on staff for four weeks and completed his Park District operations/functions training. Summerfest Softball was a great success with 8 teams. The District's social media presence continues to grow. Park pavilion rentals have exceeded last year's revenue by roughly \$3,000 with time still left in the year to grow that even more. Summer Camp revenue was up \$8,000 from 2023.

Agenda Item #9 Adjournment

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

Motion approved by unanimous voice vote.

The Regular Meeting was adjourned at 8:48 pm.