



**Westmont Park District Board of Commissioners  
Minutes of the Regular Meeting  
Ronald J. Gunter Administrative Center  
55 E. Richmond St., Westmont, IL 60559  
October 2, 2024 6:00 pm**

**Agenda Item #1 Call to Order**

President Karesh called the meeting to order at 6:06 pm.

**Agenda Item #2 Roll Call**

Commissioners: Bill Belmonte, 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

**Agenda Item #3 Pledge of Allegiance**

Those present recited the Pledge of Allegiance.

**Agenda Item #4 Consent Agenda**

- a. Regular Board Meeting Minutes – September 11, 2024
- b. Closed Session Minutes – September 11, 2024
- c. Claims Ordinance – October 2, 2024

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

Roll Call Vote:

Ayes: Commissioners Zapinski, Moffett, Belmonte, Karesh

Nays: None

Absent: Commissioner Conneely

Motion Carried.

**Agenda Item #5 Open Forum and Correspondence**

**a. General Public**

There was no one present from the public.

**b. Written**

There was no written correspondence.

**c. Other**

There were no additional comments or correspondence.

## Agenda Item #6 \$1,071,000 Bond Issue/General Obligation Bonds-BINA Hearing

a. Public hearing concerning the intent of the Board of Park Commissioners to sell \$1,071,000 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 public hearing and explained the reasons for the proposed issuance of the Bonds.

Seeing no comments, a motion to close the BINA Hearing was made by Commissioner Moffett and seconded by Commissioner Zapinski.

Roll Call Vote:

Ayes: Commissioners Moffett, Zapinski, Belmonte, Karesh

Nays: None

Absent: Commissioner Conneely

Motion Carried.

b. Authorize staff to acquire bids on \$1,071,000 Bond Issues for November 26, 2024. \$855,262 Debt Retirement and \$215,738 Capital Projects.

A motion was made by Commissioner Zapinski and seconded by Commissioner Moffett to authorize staff to acquire bids on \$1,071,000 Bond Issues for November 26, 2024, \$855,262.50 Debt Retirement and \$215,738 Capital Projects.

Roll Call Vote:

Ayes: Commissioners Zapinski, Moffett, Belmonte, Karesh

Nays: None

Absent: Commissioner Conneely

Motion Carried.

## Agenda Item #7 Unfinished Business

a. Grant St. Neighborhood Park Master Plan

Bob reviewed the plat of abrogation for the two lots, noting the 5-foot wide easement. He explained that we would consolidate the two lots, to eliminate the unnecessary easements. Bob is currently tracking down the utilities to sign off on the plat of abrogation, to eliminate the easement. Then the two lots will be consolidated to one parcel with a new pin number. He reviewed the concept plan, including 20' x 20' shelter, open play area, playground, ADA sidewalk, and natural elements, explaining this needs to remain consistent with the proposal submitted for the grant agreement. Bob reported that are higher from the original concept plan, so the playground and shelter are now a little smaller. He presented the most up-to-date budget for the Board's consideration, now totaling \$487,000. According to Bob, we plan to go out to bid January 2025, for spring 2025 construction. He then provided a picture of the playground. After discussion, the Board agreed to move forward with the Grant Street Park Master Plan.

b. Satellite Garage Revised Site Plan and Variance Request

Bob reviewed the revised site plan and provided pictures presented at the September 11 Regular Meeting. He requested Board direction to go before Planning & Zoning Commission next month with the new site plan and variance request. The Board discussed and questioned if the islands in the parking lot can be eliminated, to create additional parking. Bob explained Village code requirements for parking lots; however, he will consult the engineer. Following discussion, the Board agreed to move forward with the satellite garage revised site plan and to address Planning & Zoning next month.

c. Capital Project Report

Bob presented pictures of Spray Park vault removal, which began this week, and reported that all pipes are capped and labeled.

Pictures of the new 20' x 20' shelter installation at Fritz Werley Park were presented, along with the new pathway and playground. There is also fencing and dugout work in progress.

Bob provided a picture of the new playground at Williams Cove Park.

Pictures of the Community Center gym were presented, including removal and installation of the new gym floor. Joel reported that sanding and sealing would follow.

Joel provided a picture of the pavilion at Veterans Memorial Park and updated the Board on pavilion improvements. Bob added that the roof project is out for bid and the pavilion floor will need replacement next fiscal year.

d. Other

Bob reported that ComEd was a no show for electric service at Diane Main Park, so he has reached out to our community affairs representative.

Our attorney is working on the digital sign. We have to get the utilities to waive their rights to the Plat of Easement around the sign before we can proceed.

Proposed logo designs for the front of the Community Center were presented. Staff recommended the all-black logo design. Cost is \$1,577. The Board expressed concern about durability. Staff will research.

At this point, at 6:47 pm, Commissioner Conneely joined the meeting.

Agenda Item #8 New Business

a. Proposed Tax Levy

Bob reported that this year's CPI is 3.4%, and we are proposing a 4.5% increase. After discussion, the Board agreed to a 4.9% increase.

b. WYBA Affiliate Agreement Review

Bob referenced his report, noting the original agreement requires 75% of participants be Westmont Park District residents. Commissioner Belmonte explained that the fall program does not have a residency requirement. However, the spring program does, and registration has increased due to surrounding communities dropping their Little League programs, resulting in boundaries being expanded. Staff recommends a change in the percentage and a higher non-resident registration fee. He added that our attorney needs to advise on the resident percentage requirement. Luke reviewed his chart included in the Board Packet, indicating current residency percentages, proposed non-resident rates, and fees per player paid to the District. Staff recommends maintaining the \$45 per resident fee. The Board discussed.

A motion was made by Commissioner Moffett and seconded by Commissioner Conneely to approve updating the WYBA Affiliate Agreement reflecting 30% per non-resident player for Westmont Park District contribution, both spring and fall programs.

Roll Call Vote:

Ayes: Commissioners Moffett, Conneely, Zapinski, Karesh

Nays: None

Abstain: Commissioner Belmonte

Motion Carried.

c. Treasurer's Report

Rosy reported the checking accounts total is \$7,628,355.32, bearing an interest rate of 5.42%, earning \$31,254.58. The accounts payable total is \$313,701.99.

d. Revenue Facility Report

Joel updated the Board on Power DMS training, Veterans Memorial Park improvements and the Community Center gym floor replacement project. He reported that the 2008 Ford F-250 truck sold at auction for \$5,700. The golf course remains open as weather allows. As league play concludes, fall specials will begin. Fitness Club memberships are down from August to September, due to the Summer College Special ending on 9/2. A new yoga class starts next month. Joel reviewed monthly visit totals.

e. Parks/Maintenance Report

Bob reported that Park Patrol would conclude after Halloween, however, the patrol truck will continue. He informed the Board the 2016 GMC Canyon needs transmission work, which will cost \$4,000. After discussion, the Board agreed. In addition, the mow crew continues with projects, maintenance staff is building Haunted Forest, and park shelter restrooms remain open due to nice weather.

f. Recreation Report

Luke reported that the Backstop Concession Stand remains open on weekends due to fall baseball and softball. Kids Club is averaging approximately \$5,000 more revenue per month following the new location at Manning School. Staff attended the Fire Department Open House to promote District programs, and approximately 500 visitors attended Touch-A-Truck. Upcoming events include The Last Straw, Haunted Forest and Halloween Spooktacular. Travel basketball is upcoming, and flag football, soccer and softball will conclude this month. The Senior Golf League concluded in September, and the end of year banquet will take place on 10/11. Luke reviewed park pavilion rentals and Backstop revenues.

g. Other

Bob reported that the new federal overtime rule will be finalized and put into policy at next month's meeting.

The Board agreed to start the November 13, 2024 meeting at 5:00 pm.

Agenda Item #9 Adjournment

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

Motion approved by unanimous voice vote. The Regular Meeting was adjourned at 7:39 pm.