

**WESTCHESTER PARK DISTRICT  
BOARD OF PARK COMMISSIONERS  
COMMITTEE MEETING MINUTES  
September 13, 2021, at 7 P.M.  
Westchester Community Center  
10201 Bond Street, Westchester, Cook County, Illinois**

**Call to Order:**

President Christopher called the meeting to order at 7:00 pm.

**Roll Call**

Commissioner Derek Gordon – here; Commissioner Stanley Kolodziej – here; Commissioner Daniel Maldonado- here; Commissioner Steven Busa – here; President Joseph Christopher – here

Also present were: Executive Director Dean Hoskin; Board Secretary Laura Ball; Attorney Michael Muthleb, Finance Director David Brink and Aaron Gold from Speer Financial, Inc.

Audience: none

**Pledge of Allegiance**

**Correspondence to the Board**

Thank you note was received by the family of Josephine Liciano.

**Public Comments**

none

**Meeting Minutes**

Are there any questions, corrections, additions, or comments regarding the Bond Issue Meeting Minutes as well as the Committee Meeting Minutes and the Board Meeting Minutes of August 9, 2021? There were none.

**Finance**

Financials: Commissioner Busa reported expense vouchers for the month of August 2021 in the amount of \$330,039.19 and the financial statements for the month ended August 31, 2021. The Park District currently has \$1,860,641.62 as the total fund balance. There were no questions.

The Real Estate Taxes will be due October 2, 2021. The Westchester Park District can expect it's first deposit in the next few days

Commissioner Busa read the Bond Ordinance – Series 2021A – Ordinance for the issue of not to exceed \$3,900,000 General Obligation Park Bonds (Alternate Revenue Source) of the District for the payment of land condemned or purchased for parks and for the building, maintaining and protecting of the same and the existing land and facilities of the District and for the refunding of certain outstanding alternate bonds of the District. Commissioner Busa asked if Attorney Michael Muthleb look at the ordinance to see if it was in proper form. Attorney Muthleb said yes. Aaron Gold from Speer Financial did his presentation. There are parameters which outlines boundaries in which the bonds can be issued. On September 16, 2021 the bonds will go out to market. General Obligation Bonds (Alternate Revenue

Source) will be issued to generate proceeds to fund capital items and will be refunding District outstanding series 2013 B alternate revenue Source Bonds for an interest rate savings. We are wanting each payment to be \$350,000 we are anticipating the issue to go out until 2033 with a call date of 2029 at which time the District can restructure the bonds if they decide to. Alternate Revenue Source Bonds have 2 sources of repayment-any available source of the district and the backup payment is a property tax levy. Actual source of security is through the issue of districts annual rollover bonds. Annual Rollover Bonds are paid for with a direct property tax levy. We issue them each year to build levying capacity. We access this capacity by issuing limited bonds which have tax exempt status and you can only use this money to pay off other bonds or for capital expenses.

The parameters will have a large range-here the parameter max is \$3,900,000. There are also max parameters on maturity date, principal amount, interest amount and payment amount.

Commissioner Busa asked if in the future we will see the annual bond issuance in September? Aaron stated the roll-over bonds will be in November as they have been in the past. The competitive sale packet is presented by Banks for the rollover bonds. Since this is a larger issue the Park District has to go out to public markets. The Park District has been reaffirmed A+ stable from the S&P and is in the cusp of an upgrade. This is largely due to the work done by Finance Director David Brink.

Aaron stated once the numbers are finalized, he will present the board with a packet detailing the information.

#### **Building & Grounds Committee**

Commissioner Kolodziej asked if there were any questions in regards to the report. Commissioner Gordon asked if there were any signs of a pool leakage and stated the pickle ball court lines are in place. Executive Director Dean Hoskin stated there was no signs of leakage.

#### **Community Center Committee**

Community Center Manager's Report: Commissioner Maldonado asked if there were any questions in regards to the report. Commissioner Gordon stated that a Western Springs tennis league may be interested in renting some tennis courts in town. Executive Director Dean Hoskin told Commissioner Gordon to have the league contact him for information. Commissioner Maldonado asked Dean how the effort was going to hire two new teachers at Community Center. Dean said as of now there have not been any applicants.

#### **Mayfair Recreation and Banquet Center Committee**

Mayfair Recreation and Banquet Center Manager's Report: Commissioner Gordon asked if there were any questions in regards to the report. There were none. Commissioner Gordon complimented the Park District employees on the Back-to-School Picnic and also on the wonderful job they are doing overall. Adult Softball is also currently running.

#### **Policy Committee**

No Report

#### **Director's Report – Mr. Hoskin**

The Illinois mask mandate for indoors is back. There are no changes in capacity limits. There is a bigger practice wall at Mayfair tennis courts. Drool at the Pool went well. Summer Concert Series has ended – already looking to Summer 2022 Summer Concerts in August. Currently collecting money for the Veteran’s Day Run and the brunch afterwards. Nicole, the Mayfair Center manager, has a Marine who served in Iraq to be a speaker at the brunch. IRPA Conference is scheduled for January 27-29. There is a budget for two Commissioners to attend. Commissioner Gordon stated he is interested in attending. Discussion on having different types of music at the Summer Concerts in August 2022. Discussion on tennis lessons given by individuals without a permit at Mayfair. Attorney Michael Muthleb to check if any other clients have this issue.

**Attorney’s Report**

Nothing to report. Commissioner Busa asked if Attorney Michael Muthleb looked at vaccine policy. Michael stated Executive Director Dean Hoskin has the authority to enforce the policy but the Board of Commissioners can amend the policy. As of the now there may be a mandate requiring work places with more than 100 full time employees to require employees to be fully vaccinated. As of the now Westchester Park District does not have more than 100 full time employees.

**President Report**

Nothing to report.

**Old Business**

None

**New Business**

Commissioner Busa asked if there was another space the Board of Commissioners can use for their meetings so there can be better social distancing. Discussion on still using paper for the packet for monthly meeting and not going digital. Board polled and preferred paper.

**Motion to Adjourn**

Motion to adjourn the Committee Meeting was made by Commissioner Gordon and seconded by Commissioner Kolodziej.

ROLL CALL VOTE: Commissioner Maldonado – aye; Commissioner Kolodziej – aye; Commissioner Busa – aye; Commissioner Gordon – aye; President Christopher – aye MOTION PASSED.

The meeting was adjourned at 8:14 pm.

  
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Joseph Christopher, Board President

  
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Laura Ball, Board Secretary

Date: 10-11-21