

**APPROVED**  
**SPECIAL BOARD MEETING MINUTES**

A Special Meeting for discussion purposes only was held by the Mt. Prospect Park District Board of Commissioners on September 18, 2013 at the Community Center Facility of said Park District. President Doherty called the meeting to order at 6p.m. On roll call, the following commissioners were present:

Commissioners:

Timothy Doherty  
Steve Kurka  
Ray Massie  
Bill Starr  
Lisa Tenuta  
Sue Walsh

Administrative Staff:

Greg Kuhs, Executive Director  
Brett Barcel , Director of Golf Operations  
Cathy Miller, Director of External Affairs  
Barry Kurcz, Director of Business Services & Human Resources  
Jim Jarog, Director of Parks & Planning  
Brian Taylor, Director of Recreation  
Teri Wirkus, Executive Professional Compliance Manager  
Jeff Langguth, Head Pro  
Darin Douglas- Golf Course Superintendent

Professional Services Individuals:

John Green, Groundwork. LTD  
Dave Esler, Esler Golf Designs

Residents:

Robert Jur	Beverly Jur	Dutch DeGrout
Dave Shaffer	Judy Metken	Kevin Johnston
Brad Shaffer	Richard Metken	Julie Caporusso
Sue Weichert	Dale Krafft	Ed DeVaney
John Petrie	Bob & Mary Mathews	Chris Alberts
John Ostrem	Ken Orms	Mike Murphy
Phyllis Swedberg	Ernie Lasse	
Charles Weitterling	Jane Burhop	
Robert Kawalek	Rich Niebrzy Dowski	
Julie Maslanka	Chuck Sherfey	
Tim Maloney	Marilyn Sherfey	
Dave Perns D.L.	Jon & Rhonda Kalkwarf	
Mary Harris	Judy Graves	

Mark Marack  
David Schern  
Mariusz Murach  
Linda Waycie

Roda Fran  
Mike Caroseter  
Tom Doherty  
Jeff Everett

### **APPROVAL OF AGENDA**

Commissioner Massie motioned to approve the agenda; seconded by Commissioner Starr, and carried by unanimous voice approval.

### **PUBLIC COMMENT:**

Resident Ed DeVaney: Stated the Park District hires great quality people and the Foundation has a fantastic scholarship program with tremendous resources that needs to be publicized more.

### **DISCUSSION ITEM:**

Greg Kuhs, Executive Director explained this meeting was to review the updated renovation plans and estimated cost for the Golf Course. He indicated Dave Esler would start with providing an update on the renovation of the Golf Course and John Green from Groundwork, LTD would review the maintenance building portion of the project.

Dave Esler's updated information included his Design Perspective - Mt. Prospect Golf Course is an open space asset to the entire community providing natural habitat, with a neighborhood character at the golf course with a community feel. The latest design was presented on the overhead so the residents could follow Dave's discussion on the proposed green surface improvements and the necessity for drainage, surface drainage, etc. Dave reviewed the 4<sup>th</sup> Revised Statement Estimating Cost as of September 12, 2013 and went down the list of tree removal, grading, drainage, paths (cart & service) greens construction, tee construction, bunker construction. Commissioner Starr asked the size of the trees being proposed for installation. Dave explained planting different sizes at different times will prevent the trees dying at the same time. Dave reviewed the fairway shape (grass) and the bluegrass rough shape (grass). He spoke about the driving range and the netting, the potential of a short course next to the driving range (short game area). The retaining walls, landscaping, site furniture haven't been addressed since it is a golf course not an arboretum. His estimated cost is \$4,568,000 with a 5% contingency of about \$228,400 with the total being \$4,796,400. The earlier cost estimates were \$5.1 million, \$5.3 million and \$6 million. He said this has been a difficult project to get our hands around; we have pared back and are trying to be frugal. Commissioner Massie suggested the removal of the red tee boxes would cut the cost. Dave stated that the red tee boxes are already out of the plan but they could be added in at some point in the future.

A draft Cart Path Plan was presented on the screen diagramming the proposed path routes and materials. Dave stated this plan is subject to change and is a necessity for maintenance to get around the Golf Course. He reviewed the difference between asphalt and an option for red stone paths and the path specific cost estimates including the budget for the curbs. The red stone path will cost more overall time and have costs for installation and maintenance. Dave stated that every plan continues to change even until it is built; it evolves once it is built. He is proud of their plan, the features

and assets. The next step is for Esler Design and Groundwork to go through the permitting process and develop construction documents for bidding (which will get us hard numbers).

Board Member comments and questions:

Commissioner Kurka: Only concern is that #8 hole will adequately drain. He believes Esler Design and Groundwork have presented a thorough and comprehensive design and incorporated the prior Board's desire to preserve the driving range and the bulk of the holes on the golf course (recapturing the designs of the greens and lay of the land). With the completion of the golf course the Prospect High School golf team may come to practice at the driving range and not drive or spend the money elsewhere. This golf course will be well respected in the golf community and would be a challenging, fun design.

Commissioner Tenuta: Wants to make sure the flooding on #4, #8 and #15 will be addressed in the plan. Not a big fan of the cart paths but will review the new information that has been presented and make sure we have an understanding of what the residents would like. Dave Esler commented that two factors do play into the decision of wanting cart paths- #1 Park district staff believes it is important and staff needs to get around the 100 acres to manage the course the #2 the design needs to incorporate the grade of the property to receive the paths, even if the paths aren't installed at this time. The object is that everything is tied together. Commissioner Tenuta also stated the short course should be addressed concerning the possible revenue opportunities. This is a big project and we need to monitor the costs. The district should be tweaking the plan since everything will be torn up.

Commissioner Massie: Noted that Medinah is using the red stone for their cart paths (understands the maintenance factor) and would like to know if #10 could be extended. Dave explained that the red stone may be a visually preferable material but there is high maintenance time and cost involved to maintain red stone cart paths. Hole #10 was reviewed extensively and the current length seems to be the best solution.

Commissioner Starr: Has been converted to having netting because it will be hidden by the trees and is a necessity (it is better than the ugly maintenance building that is there now); good use of the driving range and Dave has adopted what the communities suggestions into the design. Dave then explained where the netting will be placed for safety and the concept of blending with the landscaping. The extent of netting is contingent on if the short course will be added. Since there will be no irrigation until the new system is installed and operational, we will skim and replant everything once the new irrigation system is in place and operational.

Commissioner Walsh: Wanted to know why some of the greens cannot be saved. Dave explained that we are affecting 70-80% of the greens and it is easier and cheaper to rebuild than it is to do surgery on each green. It makes sense from an economic stand point. The greens once completed will be considered modified USG greens. Commissioner Walsh continued to discuss the golf cart paths and a concern that certain areas where the path is shown has a lot of water now. Dave stated the least that we need to do is grading for the cart paths. Commissioner Walsh stated that she appreciates that staff wants the cart paths but feels the public doesn't want it. We

should take this into consideration. There was a brief discussion about different timelines for the project that have been considered.

Commissioner Doherty: We should plan (design) for cart paths but not have a final decision until we get figures from contractors and review all the information at another board meeting.

**RESIDENT QUESTIONS:**

Resident Mike Carosielli: The cart paths on #14 look really close to the lot line and should be placed on the right side. Dave stated that the path will be integrated into the landscape and there is a safety reason why the design is the way it is. The cart paths are still under discussion and safety is very important.

Resident Ed DeVaney: Stated that he has seen a lot of fencing (netting) and it is ugly. The fencing will destroy the ambiance of the golf course. Feels it is a waste of money to have a driving range. Commissioner Tenuta stated she believes if we build an expanded driving range people will come and use it.

Resident Tim Harvey: Would like to get a copy of the cart paths and budget information. Suggested to share the green between hole #10 and hole #13 to shorten up hole #11 and make sure the plan is addressing all the issues of the golf course. Commissioner Doherty stated the information would be put up on the website and that the board is not approving the dollar amount today. Commissioner Kurka stated that the plan has been basically the same with minor changes since Dave Esler presented information at several meetings prior. Dave explained his reasons behind hole #10 & #13.

Resident Robert Jur: Represented the Senior League on Wednesday mornings and would like a time frame so their league could make decisions. Commissioner Doherty stated we are looking tonight to approve the design concept so the architects could move forward. The maintenance building would be the first project and the bidding phase would be January 2014 then in February 2014 we would present the bids to the Board to award authorization (award project to qualified bidder). The construction would begin in March 2014 and the maintenance building would be substantially complete in August 2014. The second phase would be the Golf Course Renovation, the bidding would be going out in late March/early April 2014 come back to the Board in May of 2014 award the bid in May meeting and early June/July the course closed and construction begins. This is the timeline plan we have been working with which would allow the course to be open during portions of each golf season (2014 & 2015).

### **CONTINUE DISCUSSION ITEM:**

John Green from Groundwork believes it is important to “right size” the project to accomplish the district’s goals, fixes the course and will not have to address anything again for at least 30-40 years. The plan for the new golf maintenance building is always evolving and certain elements (800 sq. ft.) have been taken out of the building plan. Their firm has consolidated down the plan and looked at several other things so the building is “the right size” and the program is the “right size”. This means to lay out the building in the right location to service the golf course with the golfers enjoying the course and not seeing the maintenance crew servicing the course. The building is divided into three zones: the offices (with washrooms, lunch room and lockers), next is the heart of the building which is where vehicle maintenance would take place, and the third area is the vehicle bay. The plan is to properly zone the building (HVAC) for day to day use and determine how the active and inactive storage areas need to be zoned. The golf maintenance staff works hard and they deserve to work in a facility that works with them not that they have to fight to work in. The Golf Course Maintenance Facility estimates started from the original facility program in April 2013 last April 18, 2013 till the evolvement of September 18, 2013. In April 2013 when the Golf Course Maintenance Facility was first looked at, the estimate of size/cost needed was 12,210 SF x \$160.00= \$1,950,000. Now after “right structuring” and updating the facility program (putting the building into the ground and use the garden walls, etc.) the updated facility program and estimate total cost with a 5% contingency is \$1,330,000.

### **RESIDENT QUESTIONS:**

Resident Dave Shaffer expressed his golf league did not like the idea of closing the course on July 1<sup>st</sup> because that means the course would be closed for two years and feels that the league might not come back. Commissioner Doherty stated that there are some other timing options that can be considered.

Resident Chuck Surf: Asked if the Golf Course could be closed 9 holes then 9 holes. Dave stated that would cost more and more months of disturbance. Another issue would be permits and different phases tend to overlap.

Resident Tom Doherty: Asked if there has been consideration of artificial turf for the cart paths. Dave stated he has never dealt with artificial turf.

Resident John Petrie: Believes cart paths along the property line would be a problem with dust and noise. Dave stated that dust would not be a problem, we could grade the cart paths so you wouldn’t see them but they are design not to be utilized (just for the wettest conditions) and at hole #10 is a problem since the path doesn’t exist. Paths are necessary and we need to come to a solution which is why we did a draft study.

Resident David Shine: Was concerned about the flood plain (state regulations) and about the family golf, it is close to the channel. John Green explained the maps are not specifically accurate and the general idea of the survey is determined by flood elevation. Chris Burke accurately showed the April storm. Commissioner Walsh stated that awhile back there was a meeting with Chris Burke about the storm plan (MRWD).

Resident Julia Kaplanka: Expressed her concern about the asphalt cart path. Darrin and Brett explained the red rock is a maintenance issue (pot holes, water, etc.) private clubs use the red rock since they have an abundance of resources and money.

**ADJOURNMENT**

There being no further business to discuss, Commissioner Starr moved to adjourn the Special Board Meeting at 8p.m.; seconded by Commissioner Tenuta and carried by unanimous voice vote.

Respectfully submitted

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Bill Starr, Secretary