

APPROVED  
SPECIAL BOARD MEETING MINUTES

A Special Meeting for discussion purposes only was held by the Mt. Prospect Park District Board of Commissioners on July 8, 2013 at the Community Center Facility of said Park District. President Doherty called the meeting to order at 7 p.m. On roll call, the following commissioners were present:

Committee Members:

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

Administrative Staff:

Greg Kuhs, Executive Director  
Brett Barcel , Director of Golf Operations  
Jeff Langguth, Head Pro  
Darin Douglas- Golf Course Superintendent  
Jim Jarog, Director of Parks & Planning  
Brian Taylor, Director of Recreation  
Teri Wirkus, Executive Prof./ Compliance Manager

Residents:

Dave Shaffer	Rich & Harriet Malinswski
John Petrie	Jim Bjorkquist
Chas. Weiterling	Tom Martindale
Rich Miebrzydowski	TJ Nowak
Dave Olson	Jon Kalkwarf
Dave Perns D.C.	Rhonda Kalkwasf
Mike Murphy	Diane Geraghty
Matt Knott	Gary & Nancy Snell
Rory Spears	
Julie Caporusso	
Gary Grouwinkel	
John Ostrem	
Ervie Lasse	
Brad Shaffer	
Joe & Julie Maslanka	
Bill Kribley	
C. Aavdus	
Robert Kawdel	
Ed Devoney	

## **APPROVAL OF AGENDA**

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

**PUBLIC COMMENT:** None

## **DISCUSSION ITEM:**

Greg Kuhs, Executive Director explained this meeting was to share thoughts and ideas about renovation plans and cost for the Golf Course. Greg stated it would be beneficial for the board if Dave Esler and John Green would review the updates & progress of the renovation project. Dave Esler reviewed the options for the Golf Course and what modifications would be incorporated from the wish list. Dave explained the construction methods and the unit costs. The development plan was presented with elements from the master design. There was discussion of the driving range, short holes and locations of the elements. The location of these areas has changed because of the size, practicality, the location utilities and the ponds. Dave indicated that further changes to the plan will need to be evaluated in terms of the cost and budget for the project. Ideally the project should be as comprehensive as possible so the district doesn't have to address any issues for at least 50 years.

Commissioner Massie wanted to know how many slots are projected for the driving range. Dave stated at least 16 artificial tees in the back of the driving range and possible 22-25 tees for the main turf area located by the maintenance road. Commissioner Walsh asked if the retention ponds have been scaled back. Dave explained it was discovered the flood conditions weren't as bad as the engineers originally expected. Darin Douglas, Golf Course Superintendent explained MPPD is exploring the possibility of potentially buying water from the Villages' well as needed. The Golf Course could have smaller ponds if we are allowed to buy water from the Village. Commissioner Kurka had an idea to use a drainage trough by the 4<sup>th</sup> hole and fill in the low spots with dirt. The area is not attractive now and from a marketing stand point it may be worth considering redesigning the MPPD logo and possibly adding another pond. Dave already has looked into the water situation and plans on redesigning the logo. Commissioner Massie stated he liked the design of the Golf Course and wanted to know if we could just do irrigation and leave the golf course as is. Dave explained maintenance, infra-structure and flooding all needed to be addressed. Commissioner Tenuta wanted to discuss the tee boxes, issues with greens and the critical needs of the course. Dave explained the critical issues are drainage, extensive work of the underground areas, irrigation; these issues are costly items to fix. Dave indicated his expertise is in remodeling and restoration of golf courses. The golf course should be closed to play to correctly complete the project. The cost will be higher if only half the golf course is closed which would extend the project over a two year period.

Discussions continued concerning the driving range's safety, changes in location, and how the driving range could become a revenue maker. There were questions about the maintenance shed and why this would have to be relocated. Brett Barcel explained the maintenance building was not up to code and is also within a flood plain area. The proposed new location of the maintenance building would allow trucks to have access to a main highway and not disrupt the golfers. John Green from Groundwork, Inc, also reviewed some of the issues with existing maintenance facility (i.e. utilities, traffic in and out of the area, etc.). Village trucks, MPPD trucks and workers come in and out of the Golf Course constantly. If the maintenance facility is relocated then there would be easier access off of Busse Road. The existing cold storage shed is still needed for the District and Golf Course and would not be torn down.

Commissioner Starr wanted to discuss; (1) a possible Melas Park Driving range and how a driving range standing alone would make money and be safer (2) bent grass is extensive and expensive to maintain (3) the huge family putting area and the extensive cost and (4) replacing the greens. Brett Barcel reviewed information from his memo to the board. Dave Esler explained the options for re-building the greens, tees, fairways and bunkers. It is less expensive to do all the greens at the same time. The approximate cost just for the green surface would be \$35-40,000 each. Commissioner Starr stated this is a difficult decision and one meeting will not accomplish this. We still need to talk about the parking lot and if the parking lot could accommodate an expanded driving range. Brett Barcel discussed the concept of a range at Melas Park which had been explored a few years ago. Other park districts make money from their stand-alone driving range and the revenue pays for the range over time. Commissioner Starr brought up the fencing on the driving range. He felt the netting height (if the range were at Melas) would be more acceptable because it was in a remote area.

The discussion turned to tee boxes, speed of play and the thought process behind it. Commissioner Starr stated that the cost of borrowing money today will cost more in the coming years and we need to manage and spend the money wisely. Commissioner Tenuta stated that the Golf Course is in need of work; drainage and irrigation needs to be fixed and if we are out there and tearing everything up, we should fix everything we can on the course. The district needs to improve our parks and needs to fix the golf course. We need to listen to the professionals that have told us that the Golf Course needs some renovations.

Dave Esler reviewed the low range and the high range of cost estimates. He indicated decisions need to be made on some of the details of the work which could change the cost estimates. Design and construction decisions could change; there are options on hiring or having the district do portions of the work. There would be competitive bids and we would accept only prequalified bidders for the project. There were questions about sand and what material to use for sand traps. Commissioner Doherty summarized that the low end of the price range for the golf course with maintenance facility being moved to Busse would be roughly \$6.1 million and on the high end we are looking roughly at \$9 million.

Commissioner Klicka wanted to know if the cost is the combination of Esler and Groundworks and are there a few items being overlapped. Commissioner Starr wanted to know if there would be cart paths throughout the golf course. Mr. Esler showed the range and planned for design of the paths in the future. Commissioner Walsh & Commissioner Starr felt there needed to be further discussion about cart paths and also gain additional input from golfers.

**RESIDENT QUESTIONS:**

Gary Snell wanted to know with the expansion of the driving range and family area will there be any more parking spaces in this plan and where would the proposed area be. Brett stated there are a few options that could be looked at - possibly across the street from the banquet tent. Commissioner Tenuta said we could address changing the employee parking.

Bob Harris remarked that the utilization and cost would not be enough and with the driving range, there definitely need additional parking and the neighbors would get upset if people park on the streets. On the 3<sup>rd</sup> hole there is always a bottle neck and the situation should be addressed especially with an extensive putting green. Commissioner Walsh stated the family putting area would also attract more families to use the club house but agrees parking could be a problem.

Matt Knot stated the driving range is a wonderful idea and the MPPD youth golf program is fantastic. He asked what other projects are on the horizon, like Big Surf, and would the golf course project stop the district from working on other projects. Commissioner Doherty explained that the board had a meeting last month to discuss bonds and the options to accomplish all the different projects. We could also go to referendum to ask for a tax increase but the board does not want to do that. Commissioner Walsh would like to survey residents and send out more emails and pay for newspaper notices. Commissioner Tenuta stated that we have surveyed residents and we started an email list to notify people about board meetings that relate to the golf project.

Ernie Lasse stated that he is confused about the costs of the golf course renovation. Commissioner Doherty stated the newest figure would be roughly \$6.1 million. The \$16 million is what the bond consultant used in his model assuming we do the golf course project and in a year or two renovate Big Surf. Commissioner Kurka stated the interest for the bonds last year was extremely low, it would make sense to borrow at these low interest rates. Ernie asked if this project would go to a referendum and the board stated not at this time.

Bob Kowalek would like to have the renderings and design on the website. He did receive the latest mass email about this Special Board Meeting.

Ed DeVoney stated he is getting frustrated with just talking about the golf course for the last five years and has anyone from the board taken the time to investigate the issues with the course. Commissioner Tenuta stated that she has ridden in the golf cart, have talked to staff and spoke with Dave Esler. Ed felt the board should prioritize and look at the wish list to see what can be afforded to get this project finished.

Todd Flack stated that we have had feedback from residents and they would like to know the timeline for the project. Commissioner Doherty stated that the park district needs to work on refining the costs of the project with a goal of starting construction in June or July of 2014. We

need to go through a permitting process with the Village , etc. Commissioner Kurka feels very comfortable at where we are now and these meetings have answered a lot of questions. With all the discussions, we should be deciding in the next six weeks, possibly at the August Board Meeting. Mr. Green stated that if we are looking at 2014 we will have to decide soon after looking at the timeline. Commissioner Doherty will put the golf renovation project on the agenda for the regular July Board Meeting. The next step is to provide the architects authorization to proceed with more in-depth construction drawings.

Chuck Weiterling asked if the course would be closed for one year. Commissioner Tenuta stated that we are aiming for June of 2014 but a lot would depend on many factors. Dave Esler stated that permits might be a factor as well.

### **ADJOURNMENT**

There being no further business to discuss, President Doherty moved to adjourn the Special Board Meeting at 9:20p.m.; seconded by Commissioner Tenuta and carried by unanimous voice vote.

Respectfully submitted

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Bill Starr, Secretary