

**APPROVED
SPECIAL BOARD MEETING**

A Special Meeting of the Board of Commissioners of the Mt. Prospect Park District, Cook County, Illinois, was held on Wednesday, February 26, 2014 at Central Community Center Facility of said Park District. President Doherty called the meeting to order at 5:30p.m. On roll call, the following officers and commissioner were present:

Tim Doherty
Steve Kurka
Bill Starr
Ray Massie
Bill Klicka
Lisa Tenuta
Susan Walsh

Administrative Staff:

Greg Kuhs, Executive Director
Lee Howard, Financial Advisor
Jim Jarog, Director of Parks & Planning
Teri Wirkus, Executive Professional Compliance Manager

Professionals:

Tom Hoffman, Attorney
John Green, Groundwork, LTD
Dave Esler, Esler Golf Design
Nick Papanicholas Jr., Nicholas & Associates

Visitors:

Rory Spears
Bob Mathews
Ken Orms
J. Thomas Martindale
Judy Graves
Fred Durler
Mike Murphy
Jim Hamann
Marty Sammon
Tom Blackshere
Tom Varilph
Diana Schultz
Bob Winkates

Sandy Allendorph
Tim Schwister
Pete Kiraly
Dave Perns
Tim Maloney
George Janikowski
Jeffray Everett
Don O Blinger
Tom Doltaney
Robert Kawalek
Julie Maslanka
Marilyn Bradtke
Stewart Smith
Bob & Barb Sabaj
Chuck Sherfey
O'donnell
John Tofano
Lisa Sherwood
Geraghty Family

CHANGES OR ADDITIONS TO AGENDA

None

APPROVAL AGENDA

Commissioner Starr moved to approve the Agenda for the Special Board Meeting on February 26, 2014; seconded by Commissioner Tenuta and carried by unanimous voice vote.

MOTION:

Commissioner Tenuta made a motion to suspend the rules to allow Tom Martindale, Jim Hamann to speak due to a previous commitment at Prospect High School; seconded by Commissioner Kurka and carried by unanimous voice approval.

Discussion

The following individuals addressed the Board:

Tom Martindale, Prospect High School Boys Varsity Golf Coach

Jim Hamann, Prospect High School Girls Golf Coach

- Outstanding relationship with Park District, Golf Course staff and Park Board are for the kids.
- Great to work with a great golf staff and a great facility-the kids have benefited from this.

- Speak to the new golf course renovation: both have been on the design committee from day one and in support of the plan.
- Involved in the creation and the development of an excellent practice facility; good idea-moving the shed able to put the practice facility in first then build the course around it.
- The current range does not fit the golf course (to small- doesn't have a short game area).
- Golf course sells many rounds; staff is motivated in developing a lesson program and junior program (top in the area); this space is not sufficient (great job with what we have).
- Trusts the design committee, architect and golf course staff to do their best for the park district, community, golfers, golf course and the game itself; they are there every day and know what they are doing; we support them.
- PHHS would like to partner with the golf course/park district for the summer, (not at the course in the summer); thankful for the support we get in the fall.
- Everyone (beginners, youth etc.) starts on the golfing range.
- Time factor: can't play 9/18 holes all the time; practice facility possibility is endless.
- Range isn't very safe; had close calls with being hit; current range as constructed- is a safety issue; new practice facility would be safer.
- Good things have happen: college scholarships, lessons, special needs groups go out etc—more could happen.

DISCUSSION ITEMS:

A. REVIEW OF PHASE I GOLF COURSE RENOVATION BIDS

Nick Papanicholas Jr., Nicholas & Associates:

- February 12th, 2014 at 1 p.m. bids for Phase 1 of the Golf Course Renovation were opened and read aloud at the District Administration Office; tremendous turn out.
- Recommendation of the lowest bidders; bids are right on par for what was expected.
- Normally the bids hold for 60 days but after talking with the bidders-it will be extended to 90 days (since the Board would like to look at the phase I & phase II together)
- Expedited Phase II so actual bids (I & II) will be brought to the April Board Meeting.

Greg Kuhs, Executive Director:

- Nicholas & Associates will still provide a cost estimate for the March 19th meeting then Phase I & Phase II bids to the Board for consideration at the April 23rd meeting and look to sell the bonds at that meeting as well.

Nick Papanicholas:

- Overall schedule hasn't been jeopardized; pushed back Phase I start 25 days later; the weather hasn't been great; starting Phase II in mid-June in some capacity. The building should be completed in late October, early November with occupancy in the later part in November. Phase II to follow.

Commissioner Starr:

- There was a discussion to move some of the function (& costs) into Phase I from Phase II; under the impression cost would be around 1.5 million and now close to 1.6 million; is the reason for increase is moving the function into Phase I.

Nick Papanicholas:

- Explanation on the numbers from Phase I and how contingency allowance works; different options; and any dollars saved are returned to the park district.

Commissioner Walsh:

- Could you hand out (in writing) a sheet as to what exactly is going into Phase I from Phase II and the costs.
- looking forward to see the information of what is being spent.

Nick Papanicholas:

- A continuation sheet will be updated monthly; standard operations for contractors.

Commissioner Tenuta:

- Value Engineering being considered; concern is cost savings; looking for cost savings.

Nick Papanicholas:

- Constructors identify: different avenues (products, etc.) that help save some money.

B. REVIEW AND UPDATE OF PHASE II GOLF COURSE RENOVATION

Dave Esler, Esler Golf Design:

- Better grasp on bid numbers; 3-4 days out for preliminary estimated cost from bidders; cost estimate presented at March Board Meeting.
- Progress in modifying (defining the design) the drawings for the greens, bunkers, location of the tees, and so forth.
- Engaged in this project for almost three years; reviewing existing conditions on the golf course; met with residents, met with staff, spent a lot of time on the golf course.
- Dealing with an 80 year property; infra-structure has not been upgraded substantially; the irrigation system was upgraded about 35 years ago-now need replacement; some green surfaces, t-surfaces, fairways and some grass need to be upgraded.
- Evaluated what assets are worth saving.
- Neighborhood Golf Course (enormous asset to the community) that is traditional in style, size and character-want to retain that.
- Looks like the golf course has been here for 100 years but functions as state of the art.

- Worked with the driving range to eliminate an unsafe condition; free standing facility to expand the offerings of the district; extend out to seniors, juniors, special need folks, eliminate the short course (do have a foot print if we ever want to come back).
- Talked about the driving range advantages (putting green, chipping green, sand bunker etc.); enjoy spending time at the facility; source of revenue; becomes a complete golf course.
- Fix the golf course now so it will last another 80-100 years and not have to come back a fix it again; get everything out of this facility-with John Green & staff's help get the project where it is fine-tuned and economically slimmed down (eliminated a lot of things).
- Showed a diagram (on screen) hole by hole with a narrative on what will be done at each hole; talked about flooding (concerns of neighbors); talked about fairways & tees.
- Esler Design knows where the problems are; knows how to efficiently & creatively solve the problems.
- The question is: are we really going to actually go ahead and do this and solve the problems for the next century.
- Explained the general overview of what approach will be taken and what is going to be done.
- Showed (on screen) where the good portion of the trees that will be coming down; that the good trees will be staying; trees on the south of the creek will be staying; buffer on the left side; trees that are replanted will be of high quality.

Commissioner Walsh: character of the golf course is the trees.

Dave Esler:

- Take great pains at keeping trees (that are worth keeping) so the character of the course stays the same; the same way John Green kept the magnificent tree by the maintenance facility.
- Talked about the asphalt paths; explained that the documents show the existing and proposed paths.

Commissioner Tenuta: the reason Esler Design was chosen -interested in restoring our golf course; that has been Dave Esler's mantra the whole time; with planting & replanting.

Dave Esler:

- If there is a tree that can be moved-it will be moved; it is a tight property; committed to plant 1-2 (pull one out-plant 2).

Commissioner Starr:

- The property that is vacant-what are the plans; which buildings are being destroyed; fencing still at 30 feet and wanted to make sure that the trees will be hiding the fencing.

Dave Esler:

- Explained the possibility for the vacant land; where the netting will be; save as many trees as possible; put in fast growing trees.
- Reviewed the retention ponds; dealing with the lower areas that flood and dealing with the district issues; taking care of the neighbors as well.
- Talked about the drainage basins; low areas that have grass in them; engineering the course so it is playable.
- Talked about the bunkers; present a challenge with shorter holes.
- Explained the placement of the holes; the reasons behind the greens; talked about the existing fairways; proposed fairways.

Commissioner Starr: while you are doing construction; is it true that the 14 greens can't be maintained & have to redo them.

Dave Esler:

- Strongly recommend rebuild all 19 greens (start from scratch); previously done with several of contractors; goal is consistency; same growing medium (soil sand, etc.);
- Cheaper to start over; save the district money; start over from scratch; we are going to do the project right the first time.
- Green complex: drain well, new grass; etc.
- Create interest and safety factor by the moving of different areas.

PUBLIC COMMENTS:

The following residents addressed the Board:

John Highcamp:

- Slide presentation by the club house.
- Unsure on hole #8 water: the swell will receive a drain and run to the south.
- Netting- a bit aggressive for the size; three less spaces save the left side as a shield with trees there already.

George Janikowski:

- Proposal on the website: yes, in the packet section; will be on the golf section.
- Approach to doing elevation changes; tee boxes.
- Bunkers maintenance over time. Commissioner Tenuta stated the districts awesome maintenance staff will handle it (just as they have over the years).

David Perns:

- All the energy & time that has been put into the survey.
- I am a golfer; almost March 1; board really needs to come together and make a decision.
- Our golf leagues have committed to Old Orchard.
- Come to a decision.

Commissioner Doherty: at the present time the April Board Meeting will be voting on approving the bonds to do the project; voting on both Phases I/II.

Stewart Smith:

- Talked about drawing more people to the course; no parking now; need additional parking.
- Concern about tree loss by adding cart paths; concern about a commercial look; do not want to lose the view and feel; minimize tree loss; move the cart paths to internal part of the course.

Robert Kawalek:

- Dist. 214 has excess funds to be placed in fine arts, athletics, academics; maybe they should buy the piece of property at Melas Park to put a driving range.
- Nicholas documents available. Greg Kuhs-bids have not been awarded by the Board so cannot be handed out.
- Phase II into Phase I does that include trenching & drainage in the 4th fairway: utility work; there will be minor disruption (scheduled to be done in a couple of days).
- Discussion on the netting: 75ft vs 30ft ; aesthetics vs safety; wrote a letter to editor; has the insurance company been contacted.

Commissioner Kurka: safety lost to aesthetics; going back to what we are legally permitted to do; make it safe as possible.

Commissioner Walsh: Bob brings up a good point; get in writing from the Risk Management; (safety factor).

Mike Murphy:

- The district has done a bunch of projects; always does the projects right; please continue on doing the project right!
- The golf course is broke; a lot is bad & need to be fixed; spend the money- to do it right.
- Neighboring golf courses have upgraded; we need to stay at the top end of the market place.
- Gone through a lot of work to get to this point; continue to move forward.
- Been said that nonresident fees are benefit to the golf course; nonresident fees are a must to the golf course; if didn't have nonresident fees then the golf course would not be open; nonresident fees are a big part of the golf course; would not be having the discussion of money –if more people played golf here; have a chance to build something.
- Concerning trees: North shore golf courses are cutting trees to help with irrigation.

Bob Winkates:

- Overtime end up with 40-50 range balls in yard; last couple of years about 4-5 range balls; due to the reduction are the evergreen trees (planted by maintenance); very effective thing.

ADJOURNMENT

There being no further business to discuss, Commissioner Massie moved to adjourn the Special Board Meeting, February 26, 2014 at 6:55 p.m.; seconded by Commissioner Starr and carried by unanimous voice vote.

Respectfully submitted,

Bill Starr, Secretary