

Minutes

Village Links Facility Master Plan Steering Committee

Date: December 13, 2010

Location: Village Links of Glen Ellyn, 485 Winchell Way

Called to order: 7:00 pm

Adjourned: 8:35 pm

Present: Members: Bob Cornwell, Kathleen Esposito, Gene Ferris, Bonnie Girsch, Glen Graham, Jim Schutte

Also present : resident John Rossetti, Dan Nicholas, Recreation Director Matt Pekarek, Golf Course Superintendent Chris Pekarek, Food Service Manager Mike Atkins, Director of Golf Jeff Vesevick.

Absent: Sue Carroll, Kevin Greiss, Damien McCardle, Tracy Kreiling,

Call To Order

Called to order by Bob Cornwell at 7:00 pm.

Public Comments

None

Approval of Minutes

Approved Minutes from the November 16, 2010 meeting. Bonnie Girsch moved, Gene Ferris seconded. Motion passed.

Presentation of Facility Master Plan Draft Scenarios

Staff presented five draft scenarios for facility improvement, as outlined in Matt Pekarek's December 11, 2010 memorandum. The presentation included an explanation of the unique features of each scenario. These scenarios were developed using planning level information. Space is allocated to a specific purpose without a specific design being identified. Project costs are very preliminary based on staff estimates, without input from design professionals. For each scenario, staff estimated a projected increase in revenue and operating expense. Financing costs were developed using current General Obligation Bond rates. From these numbers Net Profit and Payback in years was calculated.

The scenarios ranged from building a new clubhouse, to replacing part of the existing clubhouse, to adding onto the existing clubhouse. The committee discussed the merits of each scenario and reached a general consensus to pursue Scenarios 1.0 and 3.2 further. The next step will be to engage three design professionals (an architect, a golf course architect, and a civil engineer) to review the draft scenarios, make suggestions for improvement, determine feasibility and firm up construction cost estimates.

Glen Graham said that he would like to find a way to verify the staff revenue estimates.

Gene Ferris said that he favored being cautious in investing in an expanded facility, given the state of the economy.

Bob Cornwell moved, seconded by Kathleen Esposito, that staff work further on Scenarios 1.0 and 3.2 to refine the plans and firm up cost estimates. Motion passed.

Glen Graham suggested that there might be a way to use putting green space to provide parking closer to the clubhouse.

Other Business

Matt Pekarek mentioned that in November the packets for a Request for Information on Outsourcing Golf Course Food Service were mailed to prospective contractors and that a Legal Notice advertising the request was published in the *Daily Herald*. Responses are due by December 31, 2010.

Next Meeting

The next meeting will be held at the Village Links on Monday January 31, 2011 at 7:00 pm.

The meeting adjourned at 8:35 pm.

Draft minutes prepared by Matt Pekarek

Approved by the Steering Committee February 7, 2011