

Minutes

BOARD/COMMISSION: Recreation

DATE: June 15, 2011

MEETING: Regular

CALLED TO ORDER: 7:33 p.m.

QUORUM: Yes

ADJOURNED: 9:05 p.m.

LOCATION: Glen Ellyn Civic Center

MEMBER ATTENDANCE:

PRESENT: Chairman Girsch, Commissioners Cavanagh, Cornwell, Graham, Jourdan, Miller

ABSENT: Commissioner Dell,

ALSO PRESENT: Recreation Director Pekarek, Director of Golf Jeff Vesevick, Golf Course Superintendent Chris Pekarek, Food Service Manager Mike Atkins.

Call to Order

Chairman Girsch called the meeting to order at 7:33 PM. The purpose of the meeting was to present information on the Village Links Facility Master Plan that is being developed. Chairman Girsch welcomed about 30 individuals on hand for this presentation. The Recreation Commission introduced themselves to the public in attendance.

Village Links Facility Master Plan

This was the first presentation on the Facility Master Plan made to the Recreation Commission. Chairman Girsch explained that staff would make a presentation on the Master Plan. After the presentation, the public would be invited to ask questions and offer comments.

Recreation Director Pekarek presented the Facility Master Plan. He shared examples of the financial performance of area publically owned golf courses that have built golf course clubhouses in the recent past. None of the golf courses generated enough revenue to pay for their clubhouse. All of the clubhouses were or are being funded by tax dollars.

He listed a number of Village Links facility deficiencies that staff provided the Master Plan Steering Committee last November. Deficiencies included shortcomings with the restaurant, patio, driving range, and utility infrastructure. He noted that because construction within the floodplain would require significant engineering and construction of additional storm water detention, it would be advantageous to develop a single plan that addressed all of the deficiencies, rather than solve them one issue at a time.

In December, staff developed several possible scenarios for solving those deficiencies. These scenarios contemplated varying scopes of improvement. Each scenario included a list of improvements, a general site layout and in some cases, planned phasing. It also included rough estimates of construction expense, and an estimated impact on revenue and operating expense. A financial impact summary was included for each scenario, estimating debt service and cash flow.

The Steering Committee selected three scenarios to be studied further. Staff hired a golf course architect, a building architect and a civil engineer to provide outside/professional perspectives, to provide alternate ideas, and to firm up cost estimates. When all three of those scenarios proved to be more expensive than the Village Links could afford, staff worked with the architects/engineers to reduce the scope of the project, and defer some of the work through phasing. The proposed Master Plan would spend \$3,900,000 to complete Phase 1, including parking lot repairs, utility line replacement, a small expansion of the driving range tee, and a clubhouse expansion and remodeling that would provide new rest rooms, a bar, new dining rooms including space to accommodate golf and non-golf groups of up to 150. Phase 1 is estimated to increase annual profits by \$246,000 a year. Because this is not enough to cover the projected debt service, construction costs would have to be reduced by \$800,000 or profits would have to increase by \$65,000 a year (or some combination of the two). Pekarek felt that a significant amount of the needed savings could be found working with architects/engineers during the design process.

Staff would recommend that the project be financed by General Obligation Bonds to be paid for fully by Village Links revenues so that not tax money is ever used. The Village Links is in solid financial condition even though the golf industry is under duress due to declining demand and revenues. The Village Links has been profitable since the 2004 golf course renovation, making all debt service payments on time and increasing cash reserves by \$500,000. At the end of 2010, the Village Links had \$2,100,000 in cash reserves, half of which could be designated to help retire debt incurred by this project.

The next steps would be to hire architects/engineers to take the concept plan and design the improvements. That design work and Village Board approval and permitting could occur in 2011. Construction contracts could be bid in 2012, with work to begin on the building later in 2012 when it would cause the least disruption to golf course customers.

Members of the public offered their comments and asked questions for about 30-minutes. Their reaction was generally favorable, looking forward to an improved facility. There was some concern over the eventual elimination of lockers and the possibility that resident golfers would be squeezed out if too many outings were scheduled. Other questions and comments touched on the impact of the driving range revenue, the prospects of generating revenue 12-months a year, the possibility of the first tee of the 18-hole course being disrupted by having a practice putting green too close to that tee, the value of lighting the driving range for night use, and the reasons why the investigation into building a new clubhouse that was started in 2002 was stopped.

Those in attendance were given the option of leaving their email address to be informed of progress on this project. Project news is posted on the Village Links website and the public can comment and ask questions via email at MasterPlanFeedback@VillageLinksGolf.com.

After quickly polling the Recreation Commission, Chairman Girsch announced that a meeting will be added on Wednesday June 29, 2011 at 7:30 PM at the Civic Center, at which time the original agenda for June 15, 2011 will be covered.

Adjournment

The meeting was adjourned at 9:05 PM.

Submitted by: Matt Pekarek, June 17, 2011

Approved by the Recreation Commission June 29, 2011

