

MINUTES

BOARD OR COMMISSION: Recreation DATE: May 16, 2012
MEETING: Regular X Special _____ CALLED TO ORDER: 7:33 PM
QUORUM: Yes X No _____ ADJOURNED: 9:20 PM

MEMBER ATTENDANCE:

PRESENT: Chairman Girsch, Commissioners Cavanaugh, Cornwell, Dell, Graham, Jourdan, Miller and Student Commissioner Parker

ALSO PRESENT: Trustee Liaison Ladesic, Recreation Director Pekarek, Recording Secretary Blake

ABSENT: None

CALL TO ORDER:

The May 16, 2012 regular meeting of the Recreation Commission was called to order by Chairman Girsch at 7:33 PM. A quorum was present.

PUBLIC COMMENTS:

None

APPROVAL OF MINUTES:

Commissioner Jourdan moved to approve the April 18, 2012 meeting minutes. The motion was seconded by Commissioner Cornwell. The Motion carried unanimously.

STANDING REPORTS:

Manager's Report

Manager Pekarek said March was a strange month for golf. It started strong, but got weaker each week as the weather was colder in April than in March. The turf grass was off color. But the turf roots are strong and healthy, which will help it withstand the summer months.

April rounds were up 55% over a poor 2011, with revenue up 41% over the previous year. The early jump in revenue positions the Links for an increase in revenue for 2012. Rounds played are more than double than a year ago, and revenues year-to-date are up \$238,000 over 2011. If the weather remains favorable, it may be possible to replenish worn equipment.

The Spring Special accounted for 20% of the rounds played in April and 14% of the green fee revenue. League play, which has become increasingly important over the past five years, began in earnest in April. Leagues play in all kinds of weather and provide a stable revenue base.

Course maintenance has required more funds this year because grass is growing more. Greens have been mowed 41 times versus 12 times in 2011. Bunkers have been raked 24 times compared to 5 times, and divots on the driving range tee filled 31 times compared to 5 times by this time in 2011.

Commissioners discussed the positives and negatives of the Spring Specials, particularly the income versus the wear and tear on the course.

Commissioner Graham noted that some restaurant servers have not been wearing name tags. Manager Pekarek will see that they have name tags.

There was discussion on showing taxes on drink bills, and when it is built in and when it is shown. Manager Pekarek will review the procedures.

Trustee Liaison Report

Trustee Ladesic reported on the Taste of Glen Ellyn. The Village Board is working on the numbers for the Links project. At its last meeting, the Village Board approved the earlier sale of alcohol, starting at 8:00 AM.

Trustee Ladesic noted that the Village Board is still in the midst of considering budget matters.

During this report, there were comments concerning the marketing efforts to keep the Links name in front of residents. There was also discussion about the feasibility of providing a car wash for business customers. The difficulty would be disposing of water as it would end up in open bodies of water. Other possible perks were mentioned including the possibility of giving away a golf hat.

VILLAGE LINKS FACILITY IMPROVEMENT PROJECT:

Manager Pekarek said that this meeting may be the last time that the Commission has an opportunity for giving feedback on the project. Going forward, changes will be more of responding to the Village on zoning and permit issues. Fourteen pages of comments have been received from the Village. This will be an excellent project and will reinvigorate the Links and excite the customers.

There are two main challenges: finances and stormwater management. The Phase 1 cost estimate received earlier in the week totaled \$6.3 million as compared with an initial cost estimate of \$3.9 million. This is not surprising as each meeting added something. The clubhouse addition was originally 4,000 sf, but is now 7,400 sf. Recommendations were sought to get the project back to affordability. Staff has identified \$1.8 million in expenses that could be eliminated, deferred or changed. Several potential changes were outlined: replace proposed cart storage building with open air area, deferring paving main parking lot; not light the main parking lot, and change the roof materials.

Other items were identified as being able to accomplish in house. This has potential savings of \$150,000 without a tradeoff in value to the project, but may pull grounds crews off course maintenance. Electrical work in the kitchen can be done with a view toward purchasing new equipment at a later date. It is also anticipated that final bids will come in lower than estimated. Nearly all the eliminated items can be added later, and none will affect the core experience at the clubhouse and driving range.

Staff has updated the profit projections as well. The National Golf Foundation felt that the profit numbers were conservative. Creating the conference room, ideal for the small business customer, will also bring in additional revenue.

There was discussion concerning the advantages of the proposed geothermal grid for the clubhouse. It will ultimately reduce operating expenses, and be good for public relations.

Manager Pekarek reviewed the options for meeting the debt service payments. The bonds will be paid off in 2023. He feels that the worst case scenario would be that there would only be \$665,000 in reserves remaining in 2023. It was pointed out that the plan currently has the Links paying for all improvements, including those in Village rights-of-way and Village infrastructure.

There were questions and discussion concerning deferring the parking lot paving. Trustee Ladesic noted that construction bids are generally coming into the Village at less than estimates.

Manager Pekarek is hoping to get through the permitting and zoning review this summer, and to be in front of the Board of Trustees in July. He is hoping to commence construction in October. It is difficult to predict if residents will raise any issues and what those might be. Manager Pekarek feels that the financial issues can be resolved, and that any remaining issues will be site related.

The Commissioners discussed the issues that could be raised by the Board of Trustees. Reducing the kitchen while looking to food service as an increased source of revenue may be a concern. The Board realizes the proposed improvements address legitimate needs. How the Board will react to the recommendations is the unknown.

There was discussion concerning rebranding and marketing the upgraded facility. Non-golfers will become more important, and they have not been targeted in the past. Several ideas for attracting business groups and more golf outings were offered.

ANNOUNCEMENTS AND OTHER BUSINESS

There was no other business. The error in the agenda was noted, and the next meeting of the Recreation Commission will be on Wednesday, June 20, 2012 at 7:30 PM at the Glen Ellyn Civic Center.

ADJOURNMENT:

Commissioner Cornwell moved to adjourn the meeting. Several seconds to the motion were heard, and it was carried unanimously. The May 16, 2012 meeting was adjourned at 9:20 PM.

Submitted by Karen Blake, Recording Secretary
Reviewed and Edited by Matt Pekarek, Recreation Director June 15, 2012
Approved by the Recreation Commission June 20, 2012