

RECREATION COMMISSION

MINUTES

DECEMBER 16, 2016

Board or Commission: Recreation

Date: December 16, 2016

Meeting: Regular

Called to Order: 7:00 AM

Quorum: Yes

Adjourned: 8:16 AM

MEMBER ATTENDANCE:

Present:

Susan Q. Carroll	Commissioner
Jeffery M. Jourdan	Commissioner
Brad S. Browder	Chairman
Les Chandler	Commissioner
Glen G. Graham	Commissioner
Mark W. Reinke	Commissioner

Also Present:

Jeff Vesevick	General Manager / Staff Liaison
Tim O'Shea	Liaison Trustee
Noel Allen	Director of Golf
Mike Campbell	Head Golf Professional
Chris Pekarek	Golf Course Superintendent

Absent:

Kevin S. Kennebeck	Commissioner
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1. CALL TO ORDER

The December 16, 2016 regular meeting of the Recreation Commission was called to order at 7:00AM at the Village Links of Glen Ellyn Maintenance Facility; 485 Winchell Way; Glen Ellyn, Illinois by Chairman Browder. A quorum was present.

2. PUBLIC COMMENTS

1. None

3. APPROVAL OF MINUTES FROM NOVEMBER 18, MEETING

After a few typos addressed, minutes are to be corrected by Manager Vesevick and posted thereafter.

MOVE TO APPROVE MINUTES OF REGULAR MEETING FROM 11/18/2016, 7:00 AM

RESULT	Motion Unanimously Carried
MOVER:	Commissioner Jourdan
SECONDER:	Chairman Browder
AYES:	Carroll, Chandler, Graham, Reinke, Vesevick
NAYES:	None
ABSENT:	Kevin S. Kennebeck

4. STANDING REPORTS

A. MANAGER – JEFF VESEVICK

November produced the best November golf revenues in last 10 years. All Fall Fest promotions will continue through the end of the year and continue to stay open through Christmas Eve.

Iron Man Open continues to be popular event and revenues were ahead of last year.

MAINTENANCE OF GREENS

Manager Vesevick reported the greens are currently closed due to snow. Also, normal maintenance was completed through the month of November.

RESERVE 22

The revenues for Reserve 22 were up 11% for the month of November. The Thanksgiving dinner buffet produced revenues up 35% from last year. Winter hours have commenced in December and the entire facility has closed on Mondays through February.

B. FINANCIAL – COMMISSIONER JOURDAN

Commissioner Jourdan reported that there have been no big expenditures to report for November. The floor was open for discussion of financial summary.

Manager Vesevick reported that he is very happy with the numbers which cover the debt cost that will be paid in December. Overall, he is very comfortable with the financials for the year.

Chairman Browder asked what type of plans are in place for the winter slow months. Vesevick responded that Red Envelope promotion and free valet are on schedule for the winter. He is hopeful these winter promotions will prove to be successful.

Chairman Browder reaffirmed to the group that management staff needs to be challenged and constantly be thinking of ways to increase revenue during the slow winter months and not only rely on one tactic.

C. TRUSTEE LIAISON – TIM O'SHEA

Community Development:

1. Trustee O'Shea reported that they are hoping that Dominick's management will break the leases of the plaza by the end of the year.
2. Opus development pulled out of Giesche property but there are new developers interested in the property.
3. Hotel sold on Roosevelt and there will be a new hotel development in that space with entirely new owners.
4. Schmidt Pharmacy location scheduled to open in April as a brewery. O'Shea added that might be a great opportunity for Village Links to sell some of their locally brewed beer in the restaurant.
5. The tax levy stayed the same with no increase. However, there will be a 1.1% increase in taxes but that is due to new growth and reflective of the value of new homes and not the Village imposing an increase.

6. The issue of moving with the best project to generate the most revenues was brought up by Commissioner Carroll. Manager Vesevick stated that he still would like to address the Board to determine what type of financial support they are willing to give specifically with either the outdoor canopy or the covered patio connected to the banquet room.
7. Trustee O'Shea added that he still believes there may be some money the Board will free up to help Village Links with a renovation that will increase revenue the most. Manager Vesevick has not received any implication that the Board will grant funds to Village Links make improvements. He also added that Village Links is self-sustaining and has never used tax payer dollars to improve facility and that reiterated to Committee that he has not been part of any discussion with the Board that gave him the indication that the Village will grant the facility money to make improvements. Manager Vesevick stated that he will address the Board and clarify their position.

5. GOLF CART FLEET REPLACEMENT

Manager Vesevick stated his criteria for obtaining new carts in 2017 is as follows:

- Customers get the benefit of new carts.
- The longer we wait to replace the carts, the more it costs every year we delay. The trade in value falls at about \$300-\$400 per cart per year, warranties run out and the cost of getting new carts increase.
- Village Links does not want the warranties of the current carts to run out because there is no full-time maintenance staff to tend to these carts as they get older. The maintenance is something that can be done in-house but new mechanic hires would be required to maintain all the carts internally. When the carts are under warranty, the maintenance service is covered. After warranty, if a manufacturer's mechanic comes out, there is about a \$85 hourly labor rate.
- Superintendent Pekarek reported that each year maintenance personnel come out to tend to carts approximately 15 times. These routine maintenance visits are all under warranty. Trustee O'Shea added that the Village maintenance facility on Lambert has full time mechanics on site that repair Village trucks and police cars and he believes that this should be a shared resource for the Links. O'Shea added this might be an option to further explore.
- Commissioner Graham wondered about possibly pushing cart replacement out a year or two, pursuing the course of getting Village funding and plans together for the outdoor canopy to house carts and also serve as an outdoor event space and then replace the carts to electric instead of gas. Trustee O'Shea clarified his position and said that his suggestion never housed an electronic charging station for carts under the canopy and if this route was pursued there would be a bigger cost. His idea was to house gas carts with no electricity under canopy – it would just serve dual purpose and would transform into a covered outdoor venue in the summer months.
- Superintendent Pekarek said that he got a ball park figure of \$100 per sq. ft. from Craig Pryde for the outdoor canopy structure bringing total cost of canopy of \$600,000. O'Shea and Browder claimed this number seems excessive especially since no plumbing, electricity etc. This option will be further looked into.
- Commissioner Reinke asked if the GPS screens on the golf carts actually make a difference to golfers. The cost to include a GPS screens is approximately \$60,000/year. Consensus and

discussion among all was that the GPS screens are a nice perk and all support the idea of moving forward with this upgrade.

- Chairman Browder asked to push the cart replacement out a few years because the carts are still in very good shape. He wondered why not spend the money elsewhere to try and increase revenue in a different way. Manager Vesevick confirmed the carts are not terrible and in pretty good shape but if they are kept for years after warranty, the future cost of repairs may be too great.
- Trustee O'Shea requested a study be done and documented to present to the Board that clearly shows numerical evidence that it costs less per year per year to trade in carts after 4 years instead of waiting longer. This analysis should be presented to the Board at the next meeting so that a decision can be made before the golf season begins again in early Spring.
- Manager Vesevick is concerned that the increase of golf cart rental rate will not be tied to new golf carts if we postpone getting the carts. Trustee O'Shea added that the rate was approved by the Commission and Board long before the approval to move forward with the carts was to be decided. The two actions cannot coexist since they were not presented and approved together.
- The next Board Meeting is January 9th and the Commission can proceed by putting it on the agenda and pulling it off if the proposal is not ready. Manager Vesevick will move forward and provide the Commission with the matrix identifying cost – both maintenance and trade in value – of replacing carts after 4 years vs. keeping them for the next few years and trading them in when they are at least 6 years old or older. The goal is to try and have a special meeting prior to the Board meeting on January 9th so that Manager Vesevick can present the Commission's decision as well.
- Commissioner Graham asserted that the recommendation to dig further into the golf cart replacement decision is not needed. He added that for the size of the establishment and the level of golf activity at this facility, it is standard industry practice to trade golf carts in after 4 years when their warranty runs out. Commissioner Carroll agreed that we are pushing one or two extra years out of the carts for no reason.
- Commissioner Jourdan said that what he would really like to see is the cost analysis to include the GPS system and will the cost of spending this money be paid off in later year. Trustee O'Shea asserted that it's not about the pay off, it's about being in line with the competitors especially if you are getting new carts.
- Commissioner Graham questioned whether or not the outdoor canopy suggestion can be approved, priced out and built all before the start of the golf season in May 2017. He does not believe there is enough time to use the money for a canopy this season so because of that he feels that cart replacement should proceed.
- If the decision is to replace the carts, Yamaha is the overall consensus for better gas mileage and quieter engines.

6. ANNOUNCEMENTS AND OTHER BUSINESS

- The Dining Room remodel will be discussed next meeting since manager Vesevick has yet to receive quotes from the designers.

7. **NEXT MEETING JANUARY 20, 2017 at 7:00 AM.**

8. **ADJOURN**

Commissioner Jourdan moved and Commissioner Chandler seconded, to adjourn the meeting. The meeting was adjourned at 8:19AM.

Submitted by Angela Andrianopoulos, Recording Secretary

Reviewed by General Manager Jeff Vesevick