



GLENVIEW PARK DISTRICT BOARD MEETING

@ Park Center
2400 Chestnut Avenue
Glenview, IL 60025

Special Board Meeting Minutes
September 18, 2012

1. Roll Call

President Robert Patton called the meeting to order at 8:40 a.m. and the roll was called.

Commissioners present: William M. Casey, Charles J. Kuhn, Ted Przybylo, Robert Patton. *Note:* Angie Katsamakakis arrived immediately following the roll call.

Commissioners absent: Mary Jean Coulson, Daniel Peterson

Official Staff present: Treasurer William D. Moore, Executive Director/Secretary Charles Balling, Superintendent of Administrative Operations Barbara Cremin, Superintendent of Special Facilities Cheryl Deom, Superintendent of Park and Facility Services Jim Warnstedt, Superintendent of Leisure Services Robert Quill, and Recording Secretary Joanne Capaccio. Please refer to the attendance record for visitors.

2. A Moment of Silence was observed

3. Officers' Reports

a. President

President Patton went over the procedures for the public to address the Board.

4. Matters from the Public

None

5. Committees Reports and Recommendations

Special Revenue Facilities (*Chair Ted Przybylo, Commissioners Charlie Kuhn/Bob Patton*)

a. @ Proposed National 9 Clubhouse and Paddle Tennis Courts GMP (Guaranteed Maximum Price)

Superintendent Cheryl Deom explained that the project did come in a little over budget when the bids were calculated so staff did some value engineering to cut costs. She noted the following items were removed or altered to bring the project closer to budget:

Deleted interior wood trim at wood base and wood crown, kept wood sills and used vinyl base; substituted light fixtures; acoustical ceiling tile/grid to replace drywall; deleted monument sign (the current signage will remain); replaced veneer stone above wainscot height with stucco; will carpet golf patron seating/viewing area, pro shop and portions of bar area instead of stained concrete; to build a less elaborate fireplace; remove wood display shelves behind bar and stone veneer; provide catering kitchen equipment in lieu of cooking kitchen equipment; draft beer and soda lines removed (cans and bottles only); minor efficiencies in mechanical, electrical, plumbing (MEP) and

phase II landscaping removed.

Director Balling noted that there are contingencies built into the budget so some items may be able to be reinstated, i.e., monument sign. Cheryl also explained that staff looked at the food preferences of both golfers and paddle players and felt elaborate cooking equipment was not needed; however, the kitchen is plumbed if needs warrant it in the future. There is also an area at the end of the bar counter where food could be warmed and served.

Cheryl explained that the main reasons costs came in over budget were the existing sewer and water hookups had to be moved from under the courts, with lowering the courts to grade, the soil from under the courts needed to be removed and relocated onsite. Staff did however receive over 50 bids among the many trades, with just 1 bid for landscaping, mainly due to Prevailing Wage laws that govern landscapers.

Cheryl announced that the National 9 will close on September 24. Staff considered other alternatives to keep it open, but determined it would be too costly especially at the end of the season when attendance is low. Commissioner Casey suggested leaving the course open for the public to use, but safety issues with the construction going on were the main concerns for closing the course to the public. Jerry Aulisio, the Park District's Owner's Representative commented that the Thorgaurd unit (lightning detector) would be taken down and not reinstalled until the new clubhouse was completed. Cheryl noted while the course is closed, patrons can play 18 holes of golf at the Glenview Park Golf Course for the same cost to play at the National 9. Commissioner Przybylo asked for clarification on the two sale areas (bar/food service and pro shop) and if staff would be able to visually monitor them. It was explained that there is one common office space with a clear view into the reception area with cameras in the eaves, entry ways and at the two points of sale.

Commissioner Casey moved to accept a staff recommendation seconded by Commissioner Przybylo to approve the National 9 Clubhouse and Paddle Tennis Courts Guaranteed Maximum Price (GMP) for construction in the amount of \$2,222,044 that was based on public bids for all trades. Valenti Builders of Northfield, Illinois will be the construction manager at risk and hold all the contracts for the project. Roll Call Vote: Ayes: Casey, Katsamakakis, Kuhn, Przybylo, Patton. Nays: None. Motion Carried.

b. Update on Draft of Flick Park Storm Water Detention Intergovernmental Agreement with the Village of Glenview

Director Chuck Balling explained that the Village of Glenview would like to create a swale that would allow water to flow into Flick Park in the hopes this would benefit some of the park neighbors with storm water relief and also benefit the Park District with the funds to purchase a larger pump for the filter room at Flick Pool and a generator for backup electricity. The village will need to secure a MWRD (Metropolitan Water Reclamation District) permit and craft an Intergovernmental Agreement (IGA) with the park district. The IGA will have damage liability if flooding occurs in the future. Commissioner Casey pointed out that the Park District normally does not take on water retention on its property; that is the responsibility of

the Village of Glenview. However, Bob Quill noted this agreement to allow minimal water retention will benefit the Park District. The Park Board will consider approval of the IGA at an upcoming Board meeting.

c. Update on Proposed Glenview Park Golf Course Master Plan and Drainage Improvements

Director Balling noted that a group of golfers first addressed their concerns of flooding on the golf course at a Park Board meeting. Bob Quill went on to explain the district's proposed DRAFT Master Plan and drainage improvements at the Glenview Park Golf Course. He said the initial study gave options on how to move the project forward and implement the construction phase. The growing season plays a big part in the project schedule. With the many phases of this project that need to be considered, i.e., master planning, engineering, architect design and working with the Village of Glenview, this project is projected not to begin until July 2014 with a new course to open in June 2015. Staff is looking for the Board to give staff direction on the next steps for this project if they would like to see it move forward. Staff also wants to be able to inform the golfers and neighbors and let them know the timeframe for the project and preliminary plan. The Village of Glenview (VOG) would like to bring this to their Board at their October 16 meeting. Director Balling noted the main goals of this project are: to better control storm water on the golf course, improve onsite storage capacity with an additional 17 acre feet, and improve playability of the course. He said the attorneys would start to draft an IGA and asked if Board members had any concerns. This draft would go to a Board Committee and then be brought to the full Park Board in October. Commissioner Casey wants liability to be addressed in the IGA in case taking on this additional water ends up damaging the golf course he also asked for a preliminary budget. Commissioner Katsamakakis was concerned with the projected cost and asked that staff do their due diligence on this project. Director Balling noted the standard renovation period for any golf course is 20-30 years and this course has not been renovated for 30 years. Commissioner Kuhn suggested communication with the golfers and neighbors is key, including email blasts and prominent signage detailing dates of the project.

6. Adjourn

Commissioner Casey moved seconded by Commissioner Kuhn to adjourn the Open Session at 9:50 a.m. On Voice Vote; all present voted Aye. Motion Carried.

ATTEST:

Robert J. Patton
Board President

Charles T. Balling
Board Secretary

Approved this 25th day of October, 2012

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