

Special Revenue Facilities Committee
Meeting Minutes
Administration Building
1215 Waukegan Road
Glenview, IL 60025
Tuesday, April 17, 2012
9:00 a.m.

1. Roll Call

Commissioner Przybylo called the meeting to order at 9:10 a.m. and the roll was called.

Commissioners/Official Staff Present: Commissioners Bob Patton, Dan Peterson, Ted Przybylo, MJ Coulson, Angie Katsamakis and Charlie Kuhn; Chuck Balling, Executive Director; Cheryl Deom, Superintendent of Special Facilities; Ron Cassidy, Golf Operations Manager; Rick Wilson, Golf Course Superintendent; Bill Moore, Treasurer; Cheryl Noll, Recording Secretary

Other Visitors: Rick Jacobson and John Winters, Jacobson Golf Course Design

Commissioners/Official Staff absent: None

2. Agenda Topics

- a. **Presentation of the master planning process for golf course renovations** – Rick Jacobson, and John Winters reviewed a power point presentation overview of the master planning process. He discussed the life cycle of a course and design criteria. Implementation process of the plan is often done in phases. Glenview Park Golf Club is considered a “parkland” style golf course. Parkland style courses typically have narrower fairways, lawn-like fairways and many trees.
- b. **Glenview Park Golf Club proposed conceptual course Master Plan.** Rick Jacobson reviewed the proposed conceptual changes to the Glenview Park Golf Course and went over the Master Plan goals and objectives for this project. Rick Jacobson explained that the Glenview Park Golf Club Master Plan identifies opportunities to improve the golf course experience for patrons, control long term expenditures and enhance the stormwater management system. The implementation of the master plan shall include but not be limited to the following goals and objectives:

1. Creating a golf course of “choice” vs. competition.
2. Operational efficiency and long-term cost control.
3. Infrastructure enhancements.
4. Eco-friendly.

The Village of Glenview is interested in exploring the possibility of working with the park district to assist in some of the funding of the project related to the estimated 17 additional acre feet of additional onsite stormwater detention and storage that the proposed master plan includes. The golf course currently has about 10 acre feet of storage, this improvement if completed would bring the GPGC course up to 27 acre feet of storage- that amount would meet the proposed standards under consideration by the Metropolitan Water Reclamation

District (MWRD) as stated by Bob Hamilton. In the near future the MWRD standards for stormwater may change. Staff will continue to discuss this proposed project with the Village staff. The next step after this meeting should be for our staff, Rick Jacobson, John Winters and civil engineers Bob Hamilton and Tom Rychilk to meet to determine the parameters of the project and validate the cost estimates done by Jacobson's team prior to reviewing with Village staff. Park District staff is also looking into grants that might be available for this project. Commissioners asked about potential funding from MRWD, but staff explained since this course does not fall within a floodplain or floodway, MWRD would not be interested in providing any funds for this project. Rick Jacobson and staff reviewed the areas of the course where additional water storage is proposed. In addition, the dry detention areas proposed in the plan would pick up another 4-5 acre feet of water storage. Commissioner Kuhn asked staff and consultants to validate that 27 acre feet of storm water detention will meet MWRD's new proposed standards when approved and implemented in the near future.

Dan Peterson left at 10:02 a.m.

It was brought up that the tee boxes are often a concern for some of the GPGC golfers; and the committee would like to see the back tees expanded wherever possible and where safety standards allow. No major earthwork/grading has been done on the course in the last 30 years and it is time to address the poor drainage and re-grading issues to improve the quality of play for our golfers and to improve and keep this park district asset competitive with other courses in the surrounding area. Commissioner Coulson suggested a collaborative meeting with the neighbors and the golfers showing costs and process. Staff reported that this will be part of the project process. Jacobson explained the importance of having the grass in the ground for two growing seasons before opening for play. As this proposed project is further developed and input is solicited from golfers and surrounding neighbors, the staff will present a recommendation to approve the final version of the Master Plan and a timeline to the committee and the Park Board.

Bob Patton left at 10:25 a.m.

Staff relayed to the Commissioners that there will clearly be a loss of revenue if we do the construction, but according to Jacobson, there has always shown an increase in rounds after a golf course renovation. Commissioner Kuhn asked the golfers in attendance and golf course management staff if this plan was missing anything. Rick Wilson sees the proposed plan will help resolve the turf condition problems we currently have thus saving maintenance labor costs. Many man hours are required to remove the excess rainfall from the course. Some feel that the course is losing golfers because of slow pace of play and inconsistent course conditions. A continuous golf cart path is proposed in the plan and would define the circulation route and provides a surface that would allow golfers to get back out on the course more quickly after a hard rain fall. Golf cart revenue is a strong source of income for any golf course. The proposed golf cart path has been designed to be out of golfer view for most holes. The path construction is dependent on the bid process. Bill Moore suggested when going to the golfers with this information, to have investigated any reciprocal arrangements for resident rates with area courses.

3. **Other Business** - An investigative meeting with the 2010/Engineering firm (Jeff Chamberlin), Dave Woolf, Kris Mikkelson and Jeff Chamberlin has been scheduled to plan for implementing Options 3 and 4 presented and discussed at the April 5th Special Revenue Facilities Committee meeting.
4. **Other items may be discussed if necessary.** Jerry Aulisio will bring background information and a recommendation to the Park Board at their April board meeting from the proposals he received regarding construction management for the GN9 clubhouse and paddle tennis project. The first set of focus group meetings for paddle tennis is scheduled for Tuesday, April 17th and the second set will be held on April 19th.

Commissioner Przybylo left at 10:42 a.m.

5. **@ Adjourn to Executive Session—Pursuant to 5 ILCS 120/2 et seq. possible topics on Litigation (c11), Land Acquisition/Lease (c5 & c6), Personnel (c1)**
None

6. Adjourn

Commissioner Kuhn moved seconded by Commissioner Katsamakis to adjourn the Open Session at 10:45 a.m. On Voice Vote: All present voted Aye. Motion Carried.

ATTEST:

Angie Katsamakis
Board President

Charles T. Balling
Board Secretary

Approved this 24th day of May, 2012.