

1. Call the Meeting to Order

President Stout called the meeting to order at 6:01 pm.

2. Roll Call

At 6:01 pm roll call was taken:

Present: Commissioners Sbertoli, Lange, Schroeder, Stout

Absent: Commissioner Pulice

Also Present: Greg Kuhs, Executive Director; Michele Silver, Superintendent of Recreation; Tony Perry, General Manager; Rhonda Brewer, Business Manager; Carolyn Mondlock, Recording Secretary.

Members of the Public: Residents Susan Crady, David Foster and Taline Vogel; Vanessa Mackay, Zumba Instructor; Brett Hintz, TopGolf General Manager.

3. Additions to Agenda

None.

4. Approval of Consent Agenda Items (Roll Call)

A. Approval of Minutes of the Regular Meeting of July 24, 2012.

B. Approval of the monthly expenditures, totaling \$492,551.50, covered by check nos. 72689 through 72879 (\$289,329.41), payrolls for 8/3/12 (\$105,302.72) and 8/17/12 (\$97,919.37).

C. Written Correspondence (not requiring discussion).

At the request of Commissioner Schroeder, President Stout removed *Item 4.B. Approval of the monthly expenditures* out of the Consent Agenda Items. Discussion of Item 4.B followed the Motion approving Consent Agenda Items 4.A and 4.C.

It was moved by Commissioner Lange, seconded by Commissioner Sbertoli to approve the Consent Agenda Items A and C. Copy attached to Official Minutes.

Ayes: Commissioners Sbertoli, Lange, Schroeder, Stout

Nays: None

MOTION CARRIED

4.B. Approval of the monthly expenditures, totaling \$492,551.50, covered by check nos. 72689 through 72879 (\$289,329.41), payrolls for 8/3/12 (\$105,302.72) and 8/17/12 (\$97,919.37).

Commissioner Schroeder informed the Board that she had contacted Rhonda to inquire about an expense in the monthly expenditures report for computer supplies in the amount of \$1,300. Director Kuhs explained that the charge was for a replacement computer for a staff person who was scheduled for a computer upgrade and a back-up battery for the park district computer server.

It was moved by Commissioner Schroeder, seconded by Commissioner Lange to approve the monthly expenditures, totaling \$492,551.50. Copy attached to Official Minutes.

Ayes: Commissioners Sbertoli, Lange, Schroeder, Stout

Nays: None

MOTION CARRIED

5. Written and Public Communication

Public Communication – Residents of Wood Dale – Wood Dale residents Susan Crady and Taline Vogel were present at the February 2012 Board Meeting and at that time announced that they were representing a group of concerned citizens of Wood Dale that wanted to discuss the open gym policy. They felt the open gym fees were too expensive. At the March 2012 Board Meeting, the Wood Dale Park District Board moved to lower the open gym fee from \$3 to \$2, and offer a variety of membership pass options.

At this present Board Meeting, Susan explained that there are not enough things for preteens and teenagers to do socially in the City of Wood Dale. The kids then look to sports, and the parents look to the park district to provide those sports, social needs and settings. With this in mind, Susan is again asking the park district to look at the fees it charges for the indoor gym. Although the fees were lowered, Susan and Taline feel it is not enough of a reduction. Taline used a document to compare Bensenville Park District's open gym fees and memberships to Wood Dale's, stating the other park district's fees are lower. General discussion followed about fees and hours of open gym.

Taline then steered the discussion to parks, stating that Central Park would be Wood Dale's local park, but her son and friends cannot play basketball there because there is not a full court. She claimed that there is not one full basketball court in the town of Wood Dale. Resident David Foster said the same.

Director Kuhs reminded the Board and informed the residents that Wood Dale Park District does have a full-court basketball court at Brookwood Park. The residents present said Brookwood Park is too far for their kids to be able to ride their bicycles safely. Discussion about parks continued between the residents and the Board. The residents asked the Park District Board to look at the parks in Wood Dale and present a plan to improve them and to provide more activities for kids. As a first step, they would like to see a full-sized basketball court at Central Park.

President Stout said that the park district will investigate the feasibility of providing a full-court basketball court at Central Park. Director Kuhs spoke about the Board's creation of a strategic plan next year that would include facilities and programming. In addition, a survey would be done to obtain input from the community. The results would determine the direction the park district would take in the planning and utilization of parks and facilities.

Susan Crady asked again if the park district could lower the prices of the after school basketball open gym program to compete with Bensenville. She feels \$20 a month or \$2 a day is too expensive. President Stout said the Board will look into all possibilities.

Public Communication – Zumba Special Event Proposal – Michele reminded the Board that in their packets she submitted a proposal for a Zumba special event. The proposal provides a synopsis of a Zumba fitness party – how it is operated, how the fees are structured. She is looking at incorporating the concept throughout the year at the park district facility. Michele introduced Vanessa Mackay, current licensed Zumba instructor, who is considering the park district recreation center for this event.

Vanessa described how the Zumba fitness parties are different from a regular Zumba class. The party is longer than a class and usually goes for 1.5 to 2 hours. The party has a theme, such as "the 80's", "blacklight", or "holiday" theme.

Vanessa described different ways she could host a party, whether it be a private rental or a cross-promotional opportunity. The structure of the party usually consists of one main instructor, but there can be co-instructors or guest instructors. Each instructor brings their student population from neighboring towns to the facility. Parties may have raffles and snacks. Price is \$10 to \$15 pre-registered, or \$15 to \$20 at the door. There can be discounted family Zumba parties, in addition to charity Zumbathon events.

Vanessa thinks she would have to utilize the teen room and/or the gym, because participation numbers may be 30 to 40 people. She offered to use the park district facilities either as a straight rental, or in lieu of the rental fee, split the cost of the party registration fees like a contractual program 70/30.

The Board had some general questions which Vanessa answered to their satisfaction. Vanessa thanked the Board for their time and consideration.

Public Communication – TopGolf Wood Dale • Facility Enhancement (3rd floor enclosure)

Director Kuhs reminded the Board that in their packet is an email that he sent to Brett Hinze of TopGolf after the July Board Meeting summarizing the discussion. He then gave Brett the floor.

Brett started to address the Board by saying he wanted to clarify a few things. He directed the Board's attention to a handout with drawings of three proposed parking configurations. Brett asked the Board why they are under the perception that enclosing the third floor will increase capacity. He said the data that TopGolf has shows the opposite. He explained they tend to have guests stay in the facility longer. Guests that are waiting for a bay receive a text message from TopGolf when a bay is ready. The text messaging is a tracking mechanism for TopGolf.

Brett said that when it rains, customers cannot use the third floor, so they wait up to an hour longer, therefore creating more parking problems. Brett said he is curious to hear why the Board feels enclosing the third floor will increase parking problems. President Stout replied that he feels the parking has been a problem from the beginning, and he sees no reason to approve any changes to the TopGolf facility until there are concrete plans to improve the parking situation. Brett asked President Stout "if he was familiar with how the lease reads - Brett continued to say that the lease does not read that way. Greg and I don't disagree on that and I'd be happy to take it to legal if needed as we did last year".

Brett asked the Board why they feel enclosing the third floor so that TopGolf can use the facility that is already built, the floor that is already used when it is not raining and that they want to use in the winter to generate more revenue, is detrimental to parking? President Stout referred to past contract changes with TopGolf in which parking issues were addressed but went unresolved. He voiced concern over the continual parking issues, stating that the parking is unacceptable, and he needs to see concrete plans to change it and get all anticipated cars parked.

Two weeks prior, Brett said on a Friday evening he counted 158 people in the TopGolf facility, including staff. He said they were barely taking half the parking lot. TopGolf had no events scheduled that evening. Brett said he spoke with Greg and Tony and agreed there was a parking problem, but in this case, it was Salt Creek taking up the parking lot. Tony confirmed that Salt Creek has seen an increase in business with weddings and the Friday night barbeques.

Brett said he is spending \$1,800 a week parking his staff offsite at the corporate office. He has also turned away close to \$30,000 by not scheduling events on Friday nights. In an answer to a question about valet service, Brett spoke about TopGolf's efforts to partner with nearby businesses and offer valet parking, but efforts have been unsuccessful.

Commissioner Lange asked if the miniature golf course would close down to make room for more parking. Brett reiterated the fact that TopGolf does not think enclosing the third floor will increase capacity. He further stated that one of the reasons he needs to get an answer from the Park District Board about the third floor enclosure is that it would not be in the best interests to go ahead with construction while the golf course is open.

Tony asked Brett if he has taken into consideration IDOT and the “right in” and “right out” to Thorndale? Brett said they learned more since the first proposal. Director Kuhs said there has been discussion with the City of Wood Dale and IDOT that when the western access goes through, the current Thorndale Road that exists now will become a frontage road and will actually dead end before you get to the intersection. So the thought was it would make sense to put a “right in” to the facility and a “left out”. One place this could go would be near the mini golf, so that would reduce parking spaces there. The other option would be to push parking farther west and go over the retention area. Continuing, Director Kuhs said that the existing entrance will have to be moved north when the highway is constructed or when the hotel moves in, which would potentially create some parking spaces.

Discussion went back and forth between Brett and the Board. Director Kuhs is concerned that if the third floor is enclosed during the winter months, the capacity of people will increase at TopGolf. With the two facilities having events going on differing days of the week, potential parking issues can arise depending on how things are scheduled. Tony reminded the Board that about 30 spots may be unavailable in the winter due to stockpiling snow.

Brett asked the Board to discuss this topic further. He said he would like to have a vote by next month. He thanked the Board for their time.

6. Director’s Report

Director Kuhs submitted a Director’s Report for the month of August 2012. Copy attached to Official Minutes. He reported and reviewed the following:

Consent Agenda Process – Director Kuhs pointed out to the Board that items removed from the Consent Agenda should be placed under “Unfinished Business.” For future agendas, “Unfinished Business” will be moved to follow the Consent Agenda so that removed items can be addressed immediately following the approval of the Consent Agenda.

License Agreement Parking Lot Use – AL HIRA Community Center – Director Kuhs spoke to the Board about the agreement with the AL HIRA Community Center that lets them use The Beach parking lot. He voiced concern about some problems over the summer with their cars parked in The Beach parking lot when the pool was open, which is a breach of the agreement. Once the pool closes, it is not an issue to allow their patrons to park in the lot. He just wants them to follow the rules. The extended agreement is currently in effect until May 24, 2013 and is included in the Board packet.

Agenda for September 25, 2012 Meeting - Director Kuhs asked the Board if open gym fees should be on the agenda for next month. General discussion ensued. Michele will investigate options and present a recommendation to the Board next month.

Special Meeting on September 10 – Director Kuhs asked the Board to motion to hold a Special Meeting on September 10 at 6:00 pm for the purpose of considering bids for the golf course construction.

It was moved by Commissioner Schroeder, seconded by Commissioner Sbertoli to hold a special meeting on September 10, 2012, to consider bids for the golf course construction.

Ayes: Commissioners Sbertoli, Lange, Schroeder, Stout
Nays: None

MOTION CARRIED

7. NEDSRA Report

Director Kuhs reminded the Board that the monthly NEDSRA Newsflash for the month of August 2012 is included in the Board packet. He said the park district will be represented at the upcoming Larry Roesch golf outing.

8. Recreation Report

Michele Silver, Supt. of Recreation, submitted a Recreation Report for the month of August 2012. Copy attached to Official Minutes. Michele reported and reviewed the following:

Athletics – In Michele’s report she indicated that there are not enough players to make a U14 fall soccer team, however, as of yesterday (Aug 27), there are now enough players to have a U14 team and practices start this week. Games start the next week.

Aquatics – Michele provided an additional handout of attendance numbers for The Beach for months July and August, 2012 and 2011 for comparison. Attendance was higher this year than last year. The top sheet of her handout shows residents versus nonresidents that paid daily admissions throughout the summer, broken down by weekday/weekend and time of day.

9. Parks Report

Ray Chaussey, Supt. of Parks, was not present at the Board meeting, but he submitted a report for the month of August 2012. In his absence, Director Kuhs asked the Board if they had any questions about Ray’s report. The Board had no questions. Michele informed the Board that the ADA stairs recently installed at the main pool are very popular.

10. Salt Creek Golf Club Report

Tony Perry, General Manager, submitted a report for the month of August 2012. Copy attached to Official Minutes. Tony reported and reviewed the following:

TopGolf – Tony said the weekend of the Prairie Fest, Salt Creek hosted a Saturday wedding, and there were about 40 people on the golf course, plus staff in the building, and only ten parking spots were available at 4:30 pm. Tony said that some of what Brett Hinze is saying is true and some not true. It all depends on the day of the week.

Prairie Fest – Tony said the fest went well. Salt Creek supported the community, made some new friends and made a profit.

Turkey Trot - The lottery form collection for participation ended on the 23rd of August. Of the draw, only the first 42 teams are taken. Tony said they have 11 teams on a waiting list. If the participants drawn don’t pay by September 10, the next person on the waiting list will be invited to play. Tony explained the lottery application process to the Board.

Friday Night Cookouts – Tony said Friday night cookouts averaged 181 people this year versus 171 last year.

11. Unfinished Business

- A. Fairway Suites Update – Director Kuhs said the financing of the project has not been finalized. Fairway Suites is still working to get approved financing for about two-third’s of the cost of the project. Salt Creek has gone out to bid for golf course renovation. The bid opening is September 4. Director Kuhs reminded the Board that earlier this evening they set a meeting for September 10 to consider the bids.

Director Kuhs said September 7 is a key date – it is the date the park district has to have the Irrevocable Letter of Credit from Fairway Suites for the project. If the letter of credit is not received by the park district, then the September 10 meeting will be cancelled because the Board cannot award bids without that letter of credit. Potentially the project could be delayed or put on hold up to a year.

Director Kuhs explained that the developer (who is anticipated would become the hotel operator) has committed to funding approximately 33% of the development costs (\$5,000,000), but the remaining 66% (\$10,000,000) needs to be secured through a loan. Fairway Suites does not have this worked out yet, but have informed Director Kuhs that they are diligently working on finding a way to finance the cost of the balance of the project. Until the financing is confirmed, the hotel project will not move forward. Also, if the golf course renovations cannot be made this fall, then Director Kuhs and Tony feel that the renovations would have to wait until the next year’s fall.

12. New Business

- A. Zumba Special Event Proposal – *See Agenda Item 5. Public Communication.*
General questions were asked by Commissioner Schroeder about Zumba parties, instructors, registration and payment. Michele answered all questions to her satisfaction.

It was moved by Commissioner Lange, seconded by Commissioner Sbertoli to approve the Zumba special event proposal as presented.

Ayes: Commissioners Sbertoli, Lange, Schroeder, Stout
Nays: None MOTION CARRIED

- B. Intergovernmental Agreement – Leasing of Certain Real Property – Golf Course Maintenance
Director Kuhs stated the park district is trying to extend the intergovernmental agreement with the Forest Preserve for the property where the golf maintenance building and surrounding area is located. He said there is some clean up of debris and equipment that we are in the process of working on and hope to have these items completed by the end of this year.

Director Kuhs informed the Board that the Forest Preserve did an environmental study in June and suspected there might have been gasoline or some other chemicals spilled. The park district did not have any input as to what type of environmental study was done. The study did find some areas of concern – one area being near the aboveground gas tank area, and the other near an old sink that used to be installed in the building that just drained into the ground. The environmental study shows that there needs to be remediation done in those two areas, but Director Kuhs has not yet been informed by the Forest Preserve what kind of remediation is required.

Director Kuhs said the park district has pollution coverage through PDRMA. Whatever the Forest Preserve and their soil testing company recommends for remediation, we have to contact PDRMA and work with them to make sure they are in agreement with what needs to be done.

Continuing, Director Kuhs said the Forest Preserve is also asking the park district to pay the cost of the environmental study completed in the amount of \$9,255.50. He expressed his dissatisfaction because the park district had no input as to what testing company was used nor was it clear that the park district would be expected to pay for the testing. However, since two areas of concern were found, and the park district is responsible for maintaining the area, he said it should be paid. In answer to a question from the Board, Director Kuhs confirmed that there is nothing in the existing agreement that addresses environmental studies.

The park district is still in the negotiation phase with the new agreement that now includes environmental studies. The existing agreement expires mid September. Director Kuhs went on to state that the Forest Preserve is willing to do a one-year agreement which allows the park district to get the areas cleaned up on the property. If everything works fine, then he believes the Forest Preserve's intention a year from now would be to enter into another longer-term contract.

Director Kuhs said there are two things he needs to know from the Board tonight: 1) Is the Board okay with the park district paying for the environmental study? 2) Can the Board make a motion to agree to extend the current intergovernmental agreement to October 31 and to authorize the Director to sign the necessary papers executing this extension, giving the park district time to get the new agreement in place before the existing agreement expires? The Forest Preserve is okay with the extension.

It was moved by Commissioner Lange, seconded by Commissioner Schroeder to extend the existing agreement with DuPage County Forest Preserve through October 31, 2012.

Ayes: Commissioners Sbertoli, Lange, Schroeder, Stout
Nays: None MOTION CARRIED

It was moved by Commissioner Schroeder, seconded by Commissioner Lange to authorize reimbursement to the DuPage County Forest Preserve for the cost of the environmental study.

Ayes: Commissioners Sbertoli, Lange, Schroeder, Stout
Nays: None MOTION CARRIED

13. Public Communication

There was no further public communication.

14. Executive Session (if needed)

- A. For the purpose of discussing issues related to the hiring, firing, disciplining or compensation of personnel or status of an employee. 5 ILCS 120/2(c)(1).
- B. For the purpose of discussing imminent or potential pending litigation against the park district. 5 ILCS 120/2(c)(11).
- C. Semi-annual Review of Executive Session minutes. 5 ILCS 120/2(c)(21).

No Executive Session was needed.

15. Take Action, if any, on Items Discussed in Executive Session

None.

16. Adjournment

It was moved by Commissioner Lange, seconded by Commissioner Sbertoli to adjourn this General Meeting at 8:16 p.m.

After a voice vote, President Stout declared the MOTION CARRIED.

The next General Meeting of the Wood Dale Park District Board of Commissioners shall be held on Tuesday, September 25, 2012, at 6:00 p.m.
