

**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, Pulice, Lange, Schroeder, Stout

Absent: None

Also Present: Greg Kuhs, Executive Director; Michele Silver, Superintendent of Recreation; Raymond Chaussey, Superintendent of Parks; Rhonda Brewer, Business Manager and acting as Recording Secretary.

Members of the Public: Brett Hintz, TopGolf

**3. Additions to Agenda**

None.

**4. Approval of Minutes**

A. Approval of Minutes of the Regular Meeting of May 22, 2012

It was moved by Commissioner Lange, seconded by Commissioner Pulice to approve the Regular Meeting Minutes of May 22, 2012. Copy attached to Official Minutes.

Ayes: Commissioners Sbertoli, Pulice, Lange, Schroeder, Stout

Nays: None MOTION CARRIED

B. Approval of Minutes of the Special Meeting of June 20, 2012

It was moved by Commissioner Lange, seconded by Commissioner Schroeder to approve the Special Meeting Minutes of June 20, 2012. Copy attached to Official Minutes.

Ayes: Commissioners Sbertoli, Pulice, Lange, Schroeder, Stout

Nays: None MOTION CARRIED

**5. Approval of the monthly expenditures:** Totaling \$463,779.81 covered by check nos. 72314 through 72508 (\$183,392.51); and payrolls for 5/25/12 (\$86,838.38) and 6/8/12 (\$88,346.46) and 6/22/12 (\$105,202.46).

It was moved by Commissioner Sbertoli, seconded by Commissioner Lange to approve the monthly expenditures totaling \$463,779.81.

Ayes: Commissioners Sbertoli, Pulice, Lange, Schroeder, Stout

Nays: None MOTION CARRIED

**6. Written and Public Communication**

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

Director Kuhs reminded the Board that renderings of proposed changes to the TopGolf facility are included in their Board packets. The renderings depict changes to the front of the building that would include a brick façade and tower and moving the TopGolf signage.

Director Kuhs mentioned that Salt Creek had some issues, especially within the past month, with parking and overcrowding of TopGolf customers. He then turned the conversation over to Brett Hintz of TopGolf to address parking issues and to talk about the enclosure of the 3<sup>rd</sup> floor.

Brett confirmed that parking is a major concern and had met with TopGolf's Board of Directors last Thursday and Friday (June 21 & 22) in Dallas to discuss it. The Board approved that TopGolf should explore the expansion of the parking lot, which would include the elimination of the mini golf course. The mini golf course is an amenity and has not seen the return on its initial investment. Brett said TopGolf has started to obtain bids from engineers and parking companies, but he wants to gauge how the Wood Dale Park District Board felt about the parking issues, so TopGolf can address the issues and come back in July with an official presentation.

Answering President Stout, Brett confirmed that if the mini golf course was removed, approximately 90 extra parking spaces may be created. Discussion followed about moving the Salt Creek entrance further north to create approximately 27 more spaces. Director Kuhs said that if the mini golf were to be removed and replaced with parking, the park district and TopGolf would have to work with the City and DuPage County, depending on what their plans are for some type of a second entrance and how it would tie in together with the parking. Director Kuhs said that the City mentioned it as a possibility, but no plans have been made.

In the short term, Brett said he wanted the Wood Dale Park District Board to have a copy of what TopGolf is proposing. Another concern he mentioned, besides parking, is the curb appeal of the facility. He understands that Salt Creek is concerned about the TopGolf facility having a "towering" effect over the course clubhouse should they enclose the 3<sup>rd</sup> floor.

Brett described the renderings of the proposed changes to the TopGolf facility included in the Board packets. The renderings depict moving signage from one corner of the building to the other, building a brick tower to possibly include an elevator to the third floor should it be an ADA requirement. In addition, should the 3<sup>rd</sup> floor be covered, the installation of sprinklers would be an investment TopGolf would make.

Brett said there are many positives in enclosing the 3<sup>rd</sup> floor. One example he gave was that TopGolf made \$700,000 in sales in the last period (a period for TopGolf is typically four weeks), and this number exceeded their best number by \$150,000. The 3<sup>rd</sup> floor was used 23 days out of 28 days because of the dry weather. Brett used this example as a testament to what kind of sales TopGolf could generate if the 3<sup>rd</sup> floor was covered and could be used all year long.

Brett said that if there would be consideration of the 3<sup>rd</sup> floor enclosure, the left side of the 3<sup>rd</sup> floor, closest to Salt Creek, would remain as it exists now, so that six bays would remain open. Brett did not have a rendering of this plan but assured the Board that no changes would be made to that corner. In addition, TopGolf would not put up wind screens. Brett said TopGolf is considering this should the Park District Board consider the plans for the 3<sup>rd</sup> floor enclosure. This plan would accommodate the "towering" issue. Brett explained the renderings in more detail to the Board and answered general questions.

The Board discussed the parking issues again. Director Kuhs said that some of the parking issues have to do with scheduling, and he reminded Brett of an incident on the golf course the previous Friday evening. Brett said he is putting a halt on his sales team's booking events on Friday nights until further notice. All of their events are scheduled to be done by 4 pm on Fridays. TopGolf is

willing to not book events on Friday nights to ease some of the parking and overcrowding issues. Another part of the plan is to have the majority of TopGolf staff park offsite at their corporate office, freeing up 50 spots.

Commissioner Pulice asked when there will be a parking plan in place. She said that in a conversation from the last year there was talk about using a valet service. Brett said that the three valet companies TopGolf has spoken to unfortunately have not come up with a good system, and TopGolf would need to find someplace to park the cars.

Director Kuhs wanted to make sure the Board is aware that if TopGolf encloses the 3<sup>rd</sup> floor, year-round usage will basically increase by about 33%. Without the parking issue resolved, he doesn't see how it's going to work. Director Kuhs confirmed that currently the lot has just under 300 parking spots.

Commissioner Pulice asked what kind of timeframe TopGolf is looking at, considering that the park district wants to know about the parking, and TopGolf wants to potentially enclose the 3<sup>rd</sup> floor, etc. Brett responded that he would like to come back to the Board in July to officially present TopGolf's proposal. If considered, Brett said TopGolf would like to build over the winter time, starting in November, which would serve everyone's best interests.

Brett concluded his discussion with the Board, thanked them and left the meeting at 6:47 pm.

- B. Written Communication–  
No written communication was presented.

## **7. Director's Report**

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

Strategic Planning Overview Presentation – Director Kuhs had reminded the Board that they had talked about a having a person come in to give a presentation about strategic planning. Because of lengthier agenda items such as Fairway Suites and TopGolf, Director Kuhs had decided to schedule this topic just prior to the July Board Meeting at 5:00 on July 24. He asked for confirmation that all members of the Board could make the meeting for that purpose. The Board decided to place this topic on the August Board Meeting agenda instead.

Fenton High School - Potential Intergovernmental Agreement – Director Kuhs informed the Board he had initial discussions with Fenton High School about possibly exploring a partnership with them to look at converting their grass football field to an artificial turf field. He said other park districts have partnered with their high school districts and paid a portion of the costs to install the fields to be able to obtain use of those fields during times when school activities are over. Director Kuhs asked the Board if he should pursue this further and the Board agreed.

Forest Preserve District – Director Kuhs said the park district has a meeting with the Forest Preserve District at Salt Creek to review the lease for the property where the maintenance shop is located. The current lease expires in September, and initial reports say the Forest Preserve is willing to extend it for another five years.

**8. NEDSRA Report**

Director Kuhs said he did not receive a NEDSRA Newsflash yet this month, but when he receives it, he will e-mail it to the Board. He reminded the Board of the Larry Roesch Golf Outing coming up in September. He had nothing else to report for NEDSRA.

**9. Recreation Report**

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

She was happy to report that the water park has not been closed a day since it has been opened this season.

The Board spoke positively of summer camp enrollment and pool attendance. Commissioner Lange asked Michele to remind her how the coupon books worked. Michele explained that there are ten coupons to a book, and a book is \$45. Anyone can use the coupons, but they expire at the end of the pool season.

Commissioner Pulice inquired if the park district was doing anything for Parks and Rec month. Michele said that a Party in the Park is scheduled in July at Central Park. Board members offered to assist with the event.

**10. Parks Report**

Ray Chaussey, Supt. of Parks, submitted a Parks Report for the month of June 2012. Copy attached to Official Minutes. Ray reported and reviewed the following:

Concerning paving at Brookwood, Ray is waiting for paperwork to come in. He confirmed that the lot is ready for paving, and cost came in at under \$20,000.

The Board discussed a pump in the concession stand that failed, causing the toilets to back up. Ray described the pressure and size of the pump and how pitch affects ejection to the street. Ray's staff replaced the pump, originally installed in 2005, with a new pump for \$1,050 plus shipping. During the course of repair, two portable toilets were rented to accommodate visitors so games could continue.

Ray said customers are asking for a portable toilet by the dog park, and he is investigating potential costs and where to place it so that a truck has access to it.

Ray informed the Board that the stone for Dan Gratzl's memorial was delivered, and he will grind the plaque into the granite. He will send the Board a picture of the plaque via email. The date of July 9, at 5:30 or 6:00 pm, is tentatively set to dedicate the stone.

**11. Salt Creek Golf Club Report**

Tony Perry, General Manager, submitted a report for the month of June 2012. Copy attached to Official Minutes. In Tony's absence, Director Kuhs reported and reviewed the following:

He informed the Board of an incident last Saturday (June 23). There was a large golf outing at Salt Creek. A participant placed his clubs outside the clubhouse and came in to register. When he came back outside,

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his clubs were gone. A police report was filed, and we have a person on camera but the person hasn't been caught yet. It's an unfortunate thing to happen to a customer.

Commissioner Lange asked about Salt Creek's 25<sup>th</sup> anniversary. Director Kuhs said he will forward details to the Board about events planned. After a visit to the restaurant, she commented on how many wait staff were working in the restaurant and suggested that our staff also park offsite to resolve parking issues. Director Kuhs said he would discuss this with Tony.

Referring earlier to TopGolf presentation by Brett Hintz, Commissioner Pulice is in agreement to their enclosing the 3<sup>rd</sup> floor; however, she wants to see a parking plan approved and implemented before any construction takes place. The Board agreed that this is how they all feel and want to see something physically done before other plans are approved. They understand that Brett will present a parking plan as part of his proposal in July. Director Kuhs said that there will have to be an amendment to the TopGolf agreement. Further discussion ensued about potential plans under consideration for the TopGolf facility, parking, and scheduling events.

## **12. Unfinished Business**

- A. Use of Consent Agenda – Future Meetings – The Board reviewed the example of a Consent Agenda included in their Board packets. A Consent Agenda consists of proposals and recommendations that will be acceptable to all members of the Board. Using a Consent Agenda saves time by allowing one roll call vote for several “non-controversial” items not needing extensive discussion or items previously discussed at prior Board meetings. Any Commissioner wishing to discuss an item on the Consent Agenda may request that the item be removed and placed on the agenda under New Business.

Questions went back and forth about using the Consent Agenda. The Board conceded to try it for a few months and see how it works.

- B. Fairway Suites Agreement – Director Kuhs informed the Board that the attorneys are still working on the Ground Lease Agreement. Brian Burton of Fairway Suites called today and informed Director Kuhs that the Hyatt cannot give him a guarantee that discussion of the Ground Lease Agreement would make their July Board Agenda if the agreement is not ready by July 1; however, if the agreement can be ready soon thereafter, it may have a chance of getting on the agenda.

Wood Dale Park District attorney Mike Bersani informed Director Kuhs that July 5 may be the earliest it can be ready. The Board agreed to call a special meeting on July 5, at 6:00 pm, to review and discuss the agreement. If the agreement is not ready at that time, the Board will cancel the meeting. Fairway Suites and Hyatt will be informed that the Wood Dale Park District Board is eager to review and potentially approve the agreement.

## **13. New Business**

- A. Ordinance O-13-02 – Prevailing Rate of Wages for Laborers, Workmen & Mechanics – Director Kuhs explained that each year, the park district is required to pass an Ordinance determining prevailing wage rates based on the prevailing wages for DuPage County in June. A copy of the Ordinance will be made available for inspection in the main office of the Recreation Complex and will be filed with the Secretary of State and Department of Labor.

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It was moved by Commissioner Schroeder, seconded by Commissioner Lange to approve Ordinance O-13-02 – Prevailing Rate of Wages for Laborers, Workmen & Mechanics.

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

- B. Semi-annual Review of Executive Session Minutes – Directed Kuhs explained that every six months the Board is required to complete a review of Executive Session minutes that have not been released to the public. He recommended that the Board conduct this review in Executive Session – Item C. Semi-annual Review of Executive Session minutes. 5 ILCS 120/2(c)(21). Copies of the Executive Session minutes are included in the Board packets.

**14. Public Communication**

There was no further public communication.

**15. 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).

It was moved by Commissioner Lange, seconded by Commissioner Pulice at 7:44 pm to enter Executive Session for the purpose of the semi-annual review of Executive Session minutes.

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

The Board reconvened the Regular Board Meeting at 7:45 pm.

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

It was moved by Commissioner Lange, seconded by Commissioner Schroeder to release the Closed Session Minutes of May 25, 2010.

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

It was moved by Commissioner Pulice, seconded by Commissioner Lange to release the Closed Session Minutes of June 22, 2010.

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

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It was moved by Commissioner Schroeder, seconded by Commissioner Lange to release the Closed Session Minutes of October 26, 2010.

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

It was moved by Commissioner Sbertoli, seconded by Commissioner Lange to release the Closed Session Minutes of March 22, 2011.

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

**17. Adjournment**

It was moved by Commissioner Lange, seconded by Commissioner Schroeder to adjourn this General Meeting at 7:53 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, July 24, 2012, at 6:00 p.m.

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