

The August 2, 2006 meeting of the Dundee Township Park District Board of Commissioners held at Randall Oaks Golf Course Clubhouse was called to order at 7:00 p.m. by President Craig Rakow. Commissioners responding to roll call were: Jim Bonkoski, Barb Lachel, and Craig Rakow. June Keibler and Frank Scarpelli were absent.

Consent Agenda

Rakow asked for a motion to approve the Consent Agenda for: Approval of July 12, 2006 Board Meeting Minutes and Payment of Bills. Lachel made a motion with a second by Bonkoski to approve the Consent Agenda. The motion passed 3 to 0.

Staff Reports

Director of Golf Frank Chieppa informed the Board that tomorrow will be the last day for Junior Golf. Enrollments for golf programs were up slightly over last year. The husband/wife tournament was held last Sunday at Bonnie Dundee Golf Course and 68 golfers participated. Entry forms for the Dundee Open are coming in and there are currently 30 paid entries which represents about one-third of the total expected field. The tournament will be held the weekend of September 30/October 1. The college staff will be leaving in less than two weeks but there is sufficient staff remaining to cover the rest of the season. The weather has been a challenge with either rainfall or very hot temperatures. The courses have been busy when the weather has been nice. Executive Director Tom Mammoser stated that the golf related revenue at Randall Oaks is down about 2 percent and down about 6 percent at Bonnie Dundee. Chieppa stated that Bonnie Dundee has been running a "Friendly Friday" promotion that has been well received and will be expanded in the month of August to include Mondays as well. Mammoser stated that he, Jim Opp and Mike Sprouse met today with the golf course architect at Bonnie Dundee Golf Course regarding the District's concern with golf balls leaving the property. They discussed the option of creating a nine-hole golf course and constructing additional amenities such as a driving range, teaching area and athletic fields. The architect will prepare a proposal for the District.

In the absence of Superintendent of Golf Maintenance Mike Sprouse, Mammoser reported that the recent hot weather creates prime conditions for problems with disease to develop on the turf. Sprouse has been spending a great deal of time addressing these concerns and so far there are no major problems that have developed. The entire golf operation has been holding meetings with the West Dundee Fire and Police Departments to visit the different areas and become familiarized with the layout of the property and facilities.

In the absence of Food and Beverage Director Jeff Howard, Mammoser told the Board that there have been a large number of events held over the past several weeks at the banquet facility. Financially, revenue generated by the department is slightly above the figures of a year ago. Last weekend the fire alarm system went off several times which triggered the air conditioning system to be shut down. The problem was resolved. The District is still in the process of redesigning the HVAC system at the clubhouse. The ductwork has been modified and the transition to the new system will happen in the near future.

Citizens to be Heard

None.

Director's Report

1. PACE Liability Update – Mammoser stated that this topic was discussed at length at the last Board meeting. PACE is supposed to indemnify the District for the program including drivers and vehicles. The District has not yet received anything in writing from PACE. Mammoser called PACE and was told the District should receive the agreement this week.
2. Sleepy Hollow Pool Filter Update – Mammoser reported that the District is moving ahead with the bid process. Superintendent of Park Services Mike Rea coordinated a pre-bid meeting that was held today. Three general contractors and three sub-contractors attended the meeting. The bid opening will be held on August 23rd. The Village of Sleepy Hollow had indicated they would contribute half the cost of the filter but Mammoser has not received anything in writing from the Village yet.
3. Recreation Center/Indoor Pool Project Update – Mammoser stated that the shower area of the men's locker room at the Recreation and Fitness Center is being renovated. That project should be completed next week. The indoor pool will close this weekend and will remain closed until August 27th. The pool will be drained and painted and a new filter will be installed.
4. NRPA Conference – The NRPA conference will be held October 10-13 in Seattle, Washington. Superintendent of Facilities Larry Moscato will attend the conference. If any Board members want to attend they should let Mammoser know. Mammoser is not sure if he will attend the conference.

President's Report

None.

Old Business

1. Silverstone Lake Pay Request – The District received the final payment request this week from Monahan. The project had a total contract amount of \$472,000. The District will receive reimbursement from the Illinois Department of Natural Resources for half the total amount of the project. The final pay request is for \$47,967.60.

Lachel made a motion with a second by Bonkoski to authorize the Silverstone Lake Pay Request in the amount of \$47,967.60. The motion passed 3 to 0.

2. East Dundee TIF – The Village of East Dundee is going through the legal steps to implement a TIF district along Route 25 between Santa's Village and Route 72. This TIF agreement includes approximately 80 units in a

residential development off of Route 25. As part of the TIF process, the Village was required to form a TIF Commission to make recommendations to the Village Board. Agencies that receive tax dollars including the Park District, School District, and the Fire District are part of the Commission. The Park District's revenue from taxes of residents included in the TIF district would be frozen at the current assessed value. As the area is developed and new residents move in, the Park District's portion of the taxes would be frozen at the non-developed rate and the difference would go to the Village. This would be a challenging situation because residents would be paying a Park District tax that the Park District would not be receiving. Mammoser made the case to the Commission that it would create an inequity between existing residents of the Park District and new residents who move into the TIF area. The District would need to make a decision if it would treat these people as residents or not. This could create a public relations problem for the Village. Mammoser attended two Commission meetings and he notified the Village in writing of his concerns with this situation. Mammoser suggested at the last Commission meeting that perhaps there could be some negotiation to raise the impact fee for the Park District to offset the loss of ongoing tax revenue for the 23 years the TIF will be in effect. The Commission will forward that recommendation to the Village Board. A vote was held by Commission members to approve the TIF document. Mammoser stated that he voted "no" to that approval because of the residential component. The School District also voted "no". The other agencies voted "yes" and the matter was approved 3-2 to move forward. There will be a public hearing held on August 15th where members of the general public will be able to comment on the TIF. Discussion followed regarding the legality of treating the residents within the TIF as non-residents.

3. Purchase of Vehicle – Mammoser stated that staff would like to replace Assistant Director Don Kappel's vehicle. This item was included in the budget. Staff is looking at a Ford Escape which is a smaller Ford SUV that gets between 20-24 miles per gallon. Kappel's current Jeep Cherokee gets 15-23 mpg. The District budgeted \$20,000 for the purchase and should be able to purchase an Escape for under that amount. Staff will solicit quotes from area dealers for the vehicle.

New Business

None.

Executive Session

At 7:34 p.m., Bonkoski made a motion with a second by Lachel to move that the Board convene into Executive Session under sections 2(c)(1), 2(c)(5) and 2(c)(21) of the Open Meeting Act for the purpose of discussing personnel, land acquisition and reviewing prior meeting minutes. The motion passed 3 to 0.

At 7:55 p.m., Bonkoski made a motion with a second by Lachel to move that the Board reconvene into regular session. The motion passed 3 to 0.

Approval of Executive Session Minutes

Bonkoski made a motion with a second by Lachel to approve the Executive Session Minutes from July 12, 2006. The motion passed 3 to 0.

Approval of Release of Executive Session Minutes

Lachel made a motion with a second by Bonkoski to approve the release of Executive Session Minutes for the Board Meetings from December 7, 2005 through May 17, 2006 as presented. The motion passed 3 to 0.

Approval of Destruction of Verbatim Audio Tape Recordings

Lachel made a motion with a second by Bonkoski to approve destruction of verbatim audio tape recordings of Executive Session Meetings from July 21, 2004 through December 15, 2004. The motion passed 3 to 0.

Additional New Business

None.

Adjournment

Bonkoski made a motion with a second by Lachel to adjourn the meeting. The motion passed 3 to 0. The meeting adjourned at 7:58 p.m.