DUNDEE TOWNSHIP PARK DISTRICT
BOARD MEETING MINUTES

The February 5, 2025 meeting of the Dundee Township Park District Board of Commissioners was held at the Randall Oaks Recreation Center. President Frank Scarpelli called the meeting to order at 7:05 p.m. Commissioners responding to roll call were Treasurer Jim Bonkoski, Secretary John Meschewski and Commissioner Pam Griffin. Vice President Erin O'Leary was absent but listened and did not participate by phone.

Citizens to be Heard
None.

Staff Reports
Executive Director, Dave Peterson – Cost Recovery Model – Peterson reviewed the cost recovery model and highlighted the different service levels from Mostly Community Benefit to Mostly Individual Benefit. He explained the fee structure and subsidy/cost recovery levels and how each program and facility membership is calculated. Actual performance was shown with different programs and facilities, based on audited figures. Staff uses this tool during the budget process.

Director of Golf Operations, Chris Neuhart – Golf Operations Report – Neuhart reviewed participation numbers for our leagues, lessons, outings, tournaments, permanent tee times, F&B events and more. The 2025 rates for greens were disclosed and compared to our local competitor's rates. Neuhart also highlighted what is to come in the 2025 season which includes new golf cars, clubhouse painting, new simulators and a new sales tax on leased equipment. Discussion ensued amongst the board and staff. A list of closed courses was shared with the board. The board has given direction to staff to provide them with a list of golf courses in a 15-mile radius that utilizes a management company. Staff will bring this back to the board.

Consent Agenda

A. *Approval of Items to be considered for Consent Agenda – John Meschewski made a motion with a second by Jim Bonkoski to approve the Items to be considered for the Consent Agenda. The motion passed 4-0. This includes:*
    I. *January 15, 2025 - Regular Board Meeting Minutes*
    II. *January 22, 2025 - Special Board Meeting Minutes*
    III. *Accounts Payable Check Register Dated – February 5, 2025*
    IV. *Financial Report – Period Ending December 31, 2024*

B. *Approval of Consent Agenda – John Meschewski made a motion with a second by Pam Griffin to approve the Consent Agenda as presented. The motion passed 4-0.*

Director's Report

A. Village of Carpentersville – Conceptual Randall Road TIF District **–** Peterson and Deputy Director, Bertone met with Village of Carpentersville staff to learn of a potential TIF district establishment on the northeast corner of Huntley Road and Randall Road. He reminded the board that a TIF district can last up to 23 years and that they are established in areas that are considered blighted. Also, EAVs are set once the TIF district has been established and are frozen until the TIF district has expired. Peterson will provide the board with any updates as they come in.

B. Splash Pad Discussion with Village of Carpentersville Staff –
East Side of Dundee Township – Peterson informed the board that he and Deputy Director Bertone met with Village of Carpentersville staff regarding consideration of an east side splash pad. Besinger Park was a location that both staff felt would be a good fit and well received. Village staff shared that there is potentially $125,000 in developer fees coming to the Park District related to a Habitat for Humanity development going up near Dundee Crown High School. Peterson stated that the playground at Besinger Park needs to be replaced and will be in the upcoming budget. An OSLAD project should be of consideration to help fund this project and he will be providing the board later with a proposal from Hitchcock to assist with this.

C. Property East of Randall Road and West of Grand Pointe Subdivision – Peterson shared with the board a letter he was cc'd on from West Dundee Village Manager, Joe Cavallaro, regarding 140 acres that was recently purchased west of the Grand Pointe subdivision to Randall Road and north up to Binnie Road. It is understood that this property will ultimately be sold to the Kane County Forest Preserve District. Cavallaro brings this to our attention to see if the Park District would like to consider some of this property and develop park space. Peterson will continue communication with Cavallaro on this.

D. Budget Timeline – 2025/2026 Fiscal Year – Peterson shared the budget timeline with the board and let them know that staff have been working on it. The process includes supervisor/managers working on their specific revenues and expenditures and then sitting down with the department head to put finishing touches on it. From there, department heads sit down with Peterson, Bertone and Gannon in March to finalize and prepare for a board presentation in April.

E. 5-Year History of Golf Operations Profit/(Loss) Report – Peterson highlighted this report and emphasized the surpluses earned since the start of COVID. The 5-year history shows substantial revenue growth as well as expenditure increases. It has been encouraging to see this growth, and it certainly has put the Park District in a better overall financial position. This has assisted the District in providing additional funds for capital projects.

F. Indoor Pool Update – Peterson told the board that the indoor pool reopened on Tuesday, February 4 to a warm reception of different users. The source of the problem was a faulty burner. This part had to be made and shipped to us and then installed by our local HVAC vendor. The pool was closed for two weeks and two days in total. Staff will be working with the different users on any makeup classes and refunds.

G. FT Employee Recognition Event – Peterson invited the board to attend this Friday's Employee Recognition event which recognizes FT employees who have a multiple of 5 years of service and those who are new to the agency.

H. Tri-Cities Board Meeting Attendance – Peterson attended last night's Tri-Cities Little League board meeting and provided them with an update on the Recreation Drive conversion to a public roadway. He shared background to the driveway running from Rte. 72 up past the middle school track and to the ball fields and it being built back in the late 1990s and the current Recreation Drive that was built by the Park District and eventually deeded to the Village. Peterson provided a timeline of construction that was shared with him by Lennar Development which includes completion by the time school ends. He did state that there will be some time when the roadway is closed, and the far west parking lot is not available. He will keep their board updated as he receives information.

I. S & P Hearing – Peterson informed the board that staff and he sat in on an S & P meeting to review our finances and practices. The purpose of this meeting is to give the Park District a revised/updated credit rating. Initial indications upon the completion of the meeting may be that our credit rating improves. However, the information that they received from us now goes before a committee to assess. Peterson will inform the board of the results at a later date.

<u>President's Report</u>
None.

<u>Old Business</u>
None.

<u>New Business</u>
None.

<u>Closed Session</u>

A. Personnel Matters 5 ILCS 120/2 (c) (1)
B. Purchase or Lease of Real Property 5 ILCS 120/2 (c) (5)
C. Discussion of Pending, Probable or Imminent Litigation By or Against the Park District or an Employee 5 ILCS 120/2 (c) (11)

No Closed Session was held.

Adjournment

Jim Bonkoski made a motion with a second by John Meschewski to adjourn the meeting. The motion passed 4-0. The meeting adjourned at 8:38 p.m.

Note: The next board meeting is scheduled for February 19, 2025, at the Randall Oaks Recreation Center.