

SUGAR CREEK ADMINISTRATIVE BOARD MINUTES

October 28, 2025

**Mr. Howe** called the meeting at 6:00 P.M.

PRESENT: Joe Colmone, Tim Howe, Kent Johnson, Brian McDermott, Vince Spaeth, Charlie Van Slyke, and Bob White

ALSO PRESENT: Cory Ferrell, Manager, Kevin Goss, Superintendent, and Jean Paprocki, the Recording Secretary

ABSENT: Pete Foran

ADDITIONS AND/OR CORRECTIONS TO THE AGENDA:

Additional 3<sup>rd</sup> page to the minutes

APPROVAL OF MINUTES FOR SEPTEMBER 23, 2025

The motion to accept the minutes for September 23, 2025 was made by **Vince Spaeth** and seconded by **Kent Johnson**. All were in favor and the motion passed.

PUBLIC PARTICIPATION:

Brian Kerner, architect, and Steve Kranenborg, engineer, from Dewberry

OLD BUSINESS:

None

NEW BUSINESS:

SCGC MAINTENANCE FACILITY REPORT – DEWBERRY ARCHITECTS

The purpose of this report was to look at the existing facility and look at potential options for re-developing a maintenance facility at its existing location. Mr. Kerner began the presentation describing all the elements which were essential for the new facility. Our existing facility is about 2000 square feet but the benchmark is roughly 4,000-5,000 square feet according to the United States Golf Association. Mr. Kerner then went on to describe all the elements which were essential for the new facility beginning with the 4 essentials which are offices, conference room, breakroom, and restrooms. Other areas include equipment repair, washing bins, fuel tanks, refuse containers, storage bins, and storage for the equipment fleet. Mr. Kranenborg then entered the presentation to talk about the zoning and the restrictions in our location due to certain areas being designated as floodway and floodplain. Models were shown indicating the existing buildable areas of the site which is quite restricted. The next step would be to try to modify the current floodway boundary by scheduling a meeting with the DuPage County Stormwater to review the changes that occurred with the Creek Restoration Project that was just completed. This process would probably take about 18 months as it would then need approval by other agencies. Another site option was also pictured if the floodway cannot be reduced. Questions from this board included whether adjacent properties could be purchased which would enlarge our footprint. **Brian McDermott** then reminded this board that the good news is that a new facility in the existing location is feasible. The motion that the SCGC Administrative Board reviews the Sugar Creek Maintenance Facility Report and provides feedback to staff and recommends the report to be reviewed by The Elmhurst Park District and Village of Villa Park was made by **Kent Johnson** and seconded by **Vince Spaeth**. All were in favor and the motion passed.

#### MANAGER'S REPORT:

Cory began with an update on September's numbers which included 7 more playable days and added another 1100 rounds, with the total of 28 out of 30 playable days for the month. Although the golf season slows down in the fall, warmer weather in October has added 16 playable days which is the same as 2024 and 5 playable days over the 5-year average. October's numbers ending on the 27<sup>th</sup> included monthly rounds of 2,193, greens fees and cart revenue was \$73,338, which is \$24,107 more than the 5-year average, and range revenue was almost \$20,000, which is more than \$10,842 more than the 5-year average. Looking back at September, there were 2 more shotgun golf outings with banquets while October also had 2 final golf outings including a night golf event for Villa Park Kiwanis & Rotary and an afternoon event – The Elmhurst Police Benevolent Fundraiser. Sugar Creek also celebrated its 50<sup>th</sup> anniversary on October 17 which was well attended by many including past board and community members. **Charlie Van Slyke** paid kudos to Kevin and the staff for all their efforts and hard work throughout the years to create the golf course we have presently. All high school teams including Willowbrook, York, Timothy Christian and Nazareth finished their seasons at the beginning of October. Currently we have 3 banquets booked for November.

#### SUPERINTENDENT'S REPORT:

September was very warm and dry, but October's precipitation was around average. The warm trend continued into October especially the first week, with light frost only on 3 mornings so far which is unusual for October. Due to the warm temperatures, many trees have lost their leaves, but most leaves have yet to fall requiring a lot of daily cleanup and routine mowing and course setup typical of early fall schedule. Other projects required meetings including meeting with Villa Park Public Works staff and Dewberry Architects to look at the maintenance facility area and the bridge projects scheduled for next year. Another meeting involved the Elmhurst Park District staff and V3 engineering to prepare a bid package for the bridge guardrails and concrete repairs so it can be sent out in early 2026 to finish the project in 2026. Lastly, Kevin met onsite to review wetland delineations and the remaining stormwater permit items with DuPage County Stormwater, Ted Gray, and PE to discuss an early sign-off at the 3-year mark instead of the usual 5-year monitoring period as we met our goals on the Creek Restoration Project.

#### FINANCIAL REPORTS:

##### APPROVAL OF BUDGET COMPARISON REPORT

The Board considered the Income Statement for Period 9, 2025. **Brian McDermott** highlights areas which are significantly different in revenues and expenses, but there were no significant changes. Presently, all areas are exceeding budget with revenue \$164,000 higher than last year and expenses less than budget. A motion to accept the September income statement was made by **Charlie Van Slyke** and seconded by **Joe Colmone**. All were in favor and the motion was passed.

##### NEXT MEETING

The next meeting will be tentatively scheduled for November 25, 2025 at 6:00 p.m.

##### ADJOURNMENT

The motion to adjourn the meeting was made by **Joe Colmone** and seconded by **Vince Spaeth**. All were in favor and the meeting was adjourned at 6:43 p.m.

Respectfully submitted,