SUGAR CREEK ADMINISTRATIVE BOARD MINUTES

SEPTEMBER 22, 2026

Mr. McDermott called the meeting at 6:00 P.M.

PRESENT: Joe Colmone, Pete Foran, Tim Howe, Kent Johnson, Brian McDermott, and Vince Spaeth

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

ABSENT: Bob White

ADDITIONS AND/OR CORRECTIONS TO THE AGENDA:

The meeting next month will be on October 27 not October 28

APPROVAL OF MINUTES FOR JULY 28 AND AUGUST 25, 2026

A motion to accept the minutes for July 28, 2026 was made by **Kent Johnson** and seconded by **Vince Spaeth.** All were in favor and the motion passed. A motion to accept the minutes for August 25, 2026 was made by **Tim Howe** and seconded by **Brian McDermott.** All were in favor and the motion was passed.

PUBLIC PARTICIPATION:

None

OLD BUSINESS

None

NEW BUSINESS

2026 SUGAR CREEK GOLF COURSE CENTRAL AND EAST BRIDGE REPAIRS – REJECTION OF BIDS

Kent Johnson made the motion That the SCGC Administrative Board recommend for rejection to the Elmhurst Park District Board of Commissioners and the Village of Villa Park Board of Trustees the bids received from Long Construction Company and Alliance Contractors Inc. on the basis that the bid total exceeded the project budget and direct staff to rebid the project. **Vince Spaeth** seconded the motion. The West Bridge was repaired last year with the goal to repair the Central Bridge and East Bridge this year. The plans were not finalized until the end of April with bids going out late in July. Only two bids were received and both exceeded the proposed budget. The plan is to send out bids at the beginning of the year with additional funds added to the proposed budget. All were in favor and the motion was passed.

2026 GOLF COURSE EQUIPMENT

Kent Johnson made the motion That the Sugar Creek Golf Course Administrative Board recommend for approval to the Elmhurst Park District Board of Commissioners and the Village of Villa Park Board of Trustees the purchase of (1) John Deere 1570 TerrainCut Commercial Front Mower Flex Deck with 72 in. 7-Iron PRO Commercial Side Discharge Mower deck and (1) Bobcat SC24H Sodcutter as specified in quote #2542712 through Sourcewell Contract #112624-DAC for a total of $55,282.35, and also authorize the Executive Director of Elmhurst Park District to execute said purchases on behalf of Sugar Creek Golf Course. **Joe Colmone** seconded the motion. Kevin then explained the rationale for the choice of equipment purchases by looking at his inventory data and the immediate

need because of equipment breakdown. The proposed budget for equipment this year was $59,000 so we are below budget. All were in favor and the motion was passed.

MANAGER'S REPORT:

The inconsistent weather continued to impact total playable days which consequently affected our overall rounds and revenue. August ended with 26 playable days with the 6 remaining days since our last meeting with rounds and revenue down from last year with 981 less rounds and $33,248 less in greens fees and cart revenue. The driving range was also impacted with $21,218 less in revenue from 2025. The inclement weather continued in September with only 14 playable days up to September 21st. Rounds and revenue continue to be affected but with 9 more days in September, we hope to build on our numbers before the end of the month. Looking at our 5- year average on greens fees and cart revenue we are currently at $724,010 which is $44,172 more than the 5- year average. This can be attributed to the good weather we experienced at the beginning of the year. The driving range also had the same positive result from the good weather with an increase of $59,303 above the 5-year average. September has 5 shotgun events, 3 included banquets while 2 just played golf. Albright Middle School held multiple gym/golf classes during the days on the driving range and putting green with 150 students participating. Looking ahead, fall youth programs finish up the first week of October, Willowbrook Boys and York Girls Golf teams finish their regular seasons at the end of the month, and the Tuesday Morning Ladies League finishes their season next Tuesday with golf and a brunch awards banquet. There are 5 golf outings and 2 banquets scheduled for October.

SUPERINTENDENT'S REPORT:

The weather has been a major issue for golf courses this year with frequent storms and high heat making it one of the tougher summers for golf and turfgrass in recent years. September started off hot and dry with 4 days in the 90's and since the 13th, frequent rainfall with some times lasting all day. Kevin created a chart illustrating how July, August and September have had elevated temperatures, rainfall and days with rain compared to the average. Several consequences included a large willow that fell on the 5th hole and the amount of clean up from storm damaged limbs and debris. Sand bunkers had to be pumped and reconstructed several times. Kevin also reminded the Board of several events from August including the driving range net repair and winning first place in the Audubon Bioblitz Photography category for a photo of 2 turtles. Other projects this month were chipping large piles of brush from storms, daily blowing and mulching of leaves, prepping the course for fall high school tournaments and Saturday shotguns, planning the budget for 2027, and continuing weeding and maintenance of natural areas. Future projects include drainage repairs under the path on hole#1, cart path asphalt project on hole #1, equipment repairs and replacement and hazard tree removal in the winter.

FINANCIAL REPORTS:

INCOME STATEMENTS FOR PERIOD 7 – JULY 2026 AND PERIOD 8 – AUGUST 2026

The Board considered the Income Statements for Periods 7 and 8. **Brian McDermott** decided to go immediately to the Income Statement for August. Looking at revenues in the Income statement for Period 8 the program revenue is at 101% budget, cart rental and indoor facility rental is at 68% budget, daily fees and greens fees are at 81% budget, merchandise sales is at 81-82% budget with the bottom line showing we are now at 83% of budget. The expense side showed no significant changes with the exception of fuel costs being over budget. The capital purchases show a change with the bridge repairs being delayed until next year. A motion to accept the July income statement was made by **Joe Colmone** and seconded by **Kent Johnson.** All were in favor and the motion was passed. The Board then considered the Income Statement for Period 8, 2026. A motion to accept the

August income statement was made by **Vince Spaeth** and seconded by **Pete Foran**. All were in favor and the motion was passed.

2027 PROPOSED BUDGET RECOMMENDATION

The discussion began with **Kent Johnson** made the motion That the Sugar Creek Golf Course Administrative Board recommend for approval the Budget Document for fiscal year 2027 to the Elmhurst Park District Board of Commissioners and the Village of Villa Park Board of Trustees. **Joe Colmone** seconded the motion. Reviewing that our revenue come from four areas: greens fees, cart rental, driving range usage and the Jr. Golf Camp which comprises about 85% of overall revenues, our primary emphasis is maximizing available tee times, renting golf carts, easier accessibility to driving range and a quality instructional program. Since the demand for golf is still strong, Sugar Creek should expect to maintain similar rounds participation resulting in 27,000 rounds of golf with cart rental continuing at 67% ridership. The total operating revenue for the 2027 budget is $1,542, 842, an increase of $84,228 versus 2026. Operating expenses will increase $43,437 versus 2026 with the increase due to wages and capital purchases. These capital purchases include the repair of the east and central bridges with a cost of about $300,000, repairs to the front entrance budgeted at $88,000, internal expenses of $30,000 for a new hot water heater and furnace and the purchase of new equipment, a sweeper and dethatcher for $59,000. The total operating expense for 2027 is $1,130.543. Due to strong financial performance of the last 6 year, SCGC has built up cash reserves that allow some flexibility in capital projects. As a result, the Overall Net for the 2027 Budget is -$174,501 which is necessary to complete our capital projects for 2027. Although the loans from the Elmhurst Park District and Village of Villa Park have not been resolved to as whether they need to be repaid so a total of $100,000 is still in question, SCGC had paid back debt instruments that totaled $225,000 annually for 20 years for the clubhouse and driving range. Upon completing those debts, we now have $871,000 in cash and reserves. Total Capital Expense for the 2027 Budget is $488,000, an increase of $166,300 versus 2026 budget. Looking at other notable adjustments to revenues, the total for the 2027 budget is projected at $1,544,042. Looking at other notable adjustments to expenses, the total of all expenses including capital for the 2027 budget at projected at $1,718,543. The Board was then instructed to look at an accompanying document which listed each item under revenue and expenditures, which included the categories of salaries & wages, services, repairs, supplies, and fixed charges and obligations. It showed the actual budget for 2025, and the year-end budget for 2026 and the proposed budget for 2027 for each item with notes on the side that explained significant changes so that comparisons could be easily made between the budgets for all three years. At this point, all discussion ended. There was a voice vote on the motion and all were in favor and the motion passed. The recommendation will go to the Parent Bodies for approval.

NEXT MEETING:

The next meeting will be scheduled for Tuesday, October 27, 2026 at 6:00 p.m.

ADJOURNMENT

A motion to adjourn was made by **Vince Spaeth** and seconded by **Pete Foran** and all were in favor. The meeting was adjourned at 7:02 p.m.

Respectfully submitted,