

Sugar Creek Administrative Board Minutes
Tuesday March 22nd, 2022
(Prepared by Dave Anderson in absence of
recording secretary Jean Paprocki)

Mr. Gola called the meeting to order on Tuesday March 22nd, 6:00 p.m. and roll was called

Present: Greg Gola, Brian McDermott, Charlie Van Slyke, Meghan Scarsella, Kevin Kost, Gary Schiefer

Also Present: Dave Anderson - Manager, Kevin Goss – Superintendent, Chuck Howard – Interim Villa Park Finance Director

Absent: Joe Colmone

Additions and/or corrections to Agenda: None

Approval of Minutes from November 23rd, 2021 and January 20th, 2022: Motion to approve from Meghan Scarsella with a 2nd from Charlie Van Slyke

Public Participation: None

Old Business: Restoration Plan Update

Brian McDermott began by stating that we are still in the review stages with DuPage County and Illinois Environmental Protection Agency, we are working with Living Waters consultants regarding bid specs with hopes of going out to bid later in the spring with an anticipated start date of October. We do need enough good weather to get a head start on the project in the fall in order to avoid impacting extension of completion next spring.

Kevin Goss and Living Waters have begun doing a lot more detail work concerning the project. Kevin presented a PowerPoint overview providing a historical background on the eroding shorelines as well as a concept plan for the reconstruction project. The idea is to haul the material that gets dredged from the pond to be moved and stored on the driving range. The amount of material to be removed and hauled to the driving range is estimated to be over 4,000 yards.

Shorelines will be sloped and naturalized, using large rocks at water level to eliminate erosion. After dredging the pond the plan is estimated to have a depth of around five feet with a small stream/channel moving through hopefully transporting and moving silt along with the stream. The project is designed to be more sustainable for a longer period of time.

The driving range is the only option located outside the flood plain which provides enough room for the silt storage. Once all silt material has been removed and hauled, the completed range will be graded and sodded, sloped mildly enough to allow for a ball picker to navigate up around the slopes.

The challenge will be transporting the material from Creekside and over to the driving range which will be reliant on favorable conditions over the winter months.

Kevin showed pictures of the existing creek erosion and steel wall caving in, contrasted with photos of a hopeful finished project similar to other projects completed by Living Waters.

Greg Gola asked if the digging out and removal of silt will help alleviate some flooding. Kevin mentioned that engineers from the county have noted that it probably will not have that much of an impact in reducing flooding. The project is more about water quality and erosion control since the property still exists in a flood plain and extreme rain will still continue to flood the golf course for short periods of time until water levels recede back to normal. Sugar Creek is a low point for the immediate surrounding community.

Rental Property Update

Greg Gola mentioned that the house was listed for sale at \$325,000. Meghan Scarsella asked about a parcel across the street impacting the market price in our area. She noted that there might be a parcel of land nearby listed for \$5 million.

Kevin Kost asked about the original discussion regarding the initial purchase price around \$225,000 and that the \$325,000 would be a significant improvement. The full amount of the purchase price has been decided to be used for new maintenance equipment.

New Business: Manager's Report

Dave mentioned winter projects that have been accomplished including replacing the countertop underneath the multi-tap draft beer cabinet, ordering and receiving driving range and pro shop supplies, replacing the front electric panel on the ball dispenser.

Also preparing, promoting and offering the annual online Jr. Golf Summer Camp registration. Updated revenue collected from the online registration totaled just under \$122,000 through March 5th. Also reminded the board that the summer camp runs six weeks with participants signing up for one day per week. Each daily session includes basic instruction followed by on-course experience. Participants enroll in their specific age group – 6-7, 8-10 and 11-13. We also offer a high school golf camp for ages 14 and over.

Other winter projects include installing and learning the newest state-of-the-art G1 software from Golf Now which involves new procedures for many of the processes. One of the best new functions of the G1 software is the ability to utilize a tablet for the starter which provides a live tee sheet the same as the desktop version inside the clubhouse. It also can be used on the beverage cart as a mobile point of sale for credit card sales.

Meghan Scarsella asked why we do our registration through our third party Active.net and if GolfNow offers registration through their software. Dave replied that GolfNow is not a registration software and

we have been using Active for over nine years and they are really easy to utilize and have never had any issues.

New Business: Superintendent Report

Kevin began with his usual climate report and how the second half of 2021 was the 2nd warmest on record, partially influenced by a December being 7.5 degrees warmer than average.

Overall the golf course made it through the winter very well with minimal ice damage. The greens are looking excellent and the crew has been able to do more than usual on-course debris cleanup – sticks, branches, goose droppings etc - so it is very clean for this time of year

Typical winter course maintenance includes debris sweeping, pruning of low hanging branches and deadwood, removal of several dead trees and buckthorn, cutting down ornamental grasses and perennials, equipment repairs and annual maintenance of machines.

Kevin gave an update on the UST corrective action:

The groundwater study started in 2021 is now complete as the last round of samples all came back below IEPA objectives allowing us to move forward with the “No Further Remediation” letter to complete the process. Engineers are sending a Corrective Action Completion Report to the IEPA and we anticipate receiving around a reimbursement of around \$41,000 from the IEPA LUST fund.

Kevin provided an update on the fairway mower purchase which we expect to have delivery of the new mower within the week!

Financial Reports

Brian McDermott gave an update on the “unaudited” year-end numbers. Revenues ended at 106% of what was budgeted, exceeding projections. On expenses, Brian noted that about \$118,000 of depreciation is not showing on the expense since that was yet to be inputted. Actual expenses utilized as a percentage came out to be around the low to mid 80% of budget which is a good story combined with revenues coming in over budget. Overall a record year for revenues and a record surplus of revenues over expenses on the bottom line.

Brian mentioned that the auditor will be available in June to discuss final year-end details. A roll call vote passed unanimously to approve the year-end Income Statement – Period 12.

Regarding Income Statement – Period 2 February

Currently there’s not a lot of revenue to report on and we have already used some capital spending of about \$27,000 which includes the first payment on the fairway mower as well as paying a portion of the corrective action requirement to the consultant for the underground storage tank soil testing.

Charlie Van Slyke asked if there is a prepayment penalty to pay off the new mower early, which there is not. The municipal loan carries a very low interest rate which may not provide an incentive to pay off the loan early.

Regarding the above ground storage tank installation, Charlie also asked if we would be hiring any consultants for the project with the understanding that the tanks need to be specifically designed for our location. Kevin replied that we only need to provide a design to have them custom built.

Charlie mentioned that the sooner we are able to have the above ground tanks installed the more we can save on money and time!

Motion to accept Income Statement for Period 2, 2022 made by Kevin Kost and 2nd by Meghan Scarsella. Roll call passed unanimously.

Greg Gola mentioned that the next meeting is scheduled for Tuesday April 26th.

Motion to adjourn was made by Charlie Van Slyke with a 2nd by Kevin Kost.

The meeting was adjourned at 7:03 p.m.