

*Lockport Township Park District
Board Workshop Minutes July 16, 2024
3:00 p.m.
Dellwood Park Community Center*

Commissioners Present:

Jeff Rigoni
Max Woods
Paul Nobis
Donald Bauer

Also Present:

Bill Riordan, Executive Director
Pete Hall, Director of Facilities, Projects and Planning
Steve Lunde, Director of Golf Course Operations

Prairie Bluff Financial Forecast

- Bill reviewed the Revenue and Expense Report for Prairie Bluff through June 2024 and the projected year-end numbers. Bill also reviewed the internal Food and Beverage dashboard for June 2024. The Board loved the information on the dashboard and would like to see this report on a quarterly basis.

Prairie Bluff Capital Projects

- The Board requested initial and long term options for the 2025 Budget for the irrigation system, the cart paths, additional chipping greens, the sand traps and the tees.
- The irrigation system is identified in the 5 year capital plan. The engineers estimate is roughly \$3,500,000. The Board wanted to know if there are other options to replacing the entire system since we just did work on the pump house. Automation for the irrigation system from Rainbird can be utilized after the proper security systems are in place for this web based application. The Leibold proposal to automate the pump house was also discussed.
- Staff will cold patch bad areas of the cart path. Pete and Steve will ride the path to evaluate the replacement method and come up with options to replace the path while keeping portions of the golf course open. This also is identified in the 5 year capital plan.
- The Board requested a study for additional chipping green areas and to look into the possibility of a learning center including potential partners like local University's golf teams.
- Staff was asked to look into other options for our sand traps including maintenance costs and the playability of the sand traps.
- The tees were crowned for drainage when they were built and are getting worse on the edges over the years leading to less usable tee space. Staff will identify these tees and establish a plan to address.
- Discussion also took place on addressing the large planters to keep golf carts from the patio area. Extending the wall may be a better option.
- Discussion took place on improvements of the banquet area for weddings.

Pro Shop

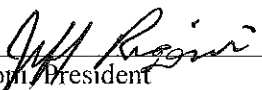
- The Board inquired about our plan for forming leagues this winter for the driving range. Also look for promotions to increase during the slower times of the year at the range.

Food and Beverage

- Steve will look at the doors to the kitchen to see if an additional door can be installed for efficiency.
- Steve gave an update on our plans for the restaurant menu for the fall and winter.
- Discussion took place on our current staffing levels and our staffing ratios for banquets. Discussion also took place on the plan for promoting and managing the banquets business. Bill wanted to increase our online presence giving the consumer more information at their fingertips including a live calendar for room availability and better presence for pricing including a "price estimator". Bill will work with Steve and Katie to address staffing adjustments and our website enhancements.

With no other questions or comments, Bill thanked the Commissioners for the informative meeting.

The meeting adjourned at 4:29 p.m.



Jeff Rigoni, President

Max Woods, Secretary