

CITY OF COUNTRYSIDE

*803 Joliet Road
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Meeting Minutes Regular Meeting of the FLAGG CREEK GOLF COURSE ADMINISTRATIVE BOARD MEETING

Tuesday, February 18, 2025

6:00 PM

Council Chamber

Committee Members

Chairman – Michael Natale

**Board Members – Alderman Tom Frohlich, Kevin Dahill,
John Von Drasek, and Frank Urban**

I. CALL TO ORDER.

The Flagg Creek Administrative Board Meeting was called to order at 6:00 p.m.

II. ROLL CALL.**Present:**

Chairman Natale
Board Member Frohlich
Board Member Dahill
Board Member Urban
Board Member Von Drasek

Also Present:

General Manager Jeter

Absent:

Finance Director Schutter

III. Additions/Corrections to the Agenda.

None.

IV. Comments from the Public.

None.

V. CONSENT AGENDA.

A. Approval of the Regular Meeting Minutes from December 17, 2024.

B. Review of the Paid Bills Report for the Period of January 1 – 31, 2025.

Member Frohlich made a motion to approve the Regular Meeting Minutes from December 17, 2024, and the Paid Bills Report for the period of January 1 – 31, 2025 under the consent agenda. Motion was seconded by Member Von Drasek.

The motion carried by the following vote:

Aye: 5 Chairman Natale, Member Frohlich, Member Urban, Member Von Drasek and Member Dahill

Nay: 0

Chairman Natale made a motion to nominate Member Von Drasek as Chairman for the 2025 Flagg Creek Golf Course Administrative Board. Motion seconded by Member Frohlich.

The motion carried by the following vote:

Aye: 5 Chairman Natale, Member Frohlich, Member Urban, Member Von Drasek and Member Dahill

Nay: 0

VI. NEW BUSINESS.**A. Rounds Report for January, 2025.**

General Manager Jeter stated that January wasn't a great month due to the weather. Prior year was better by 264 rounds. Overall on the year we are still 1,273 rounds ahead of the prior year.

B. Presentation of Financial Report for the period ended January 31, 2025.

General Manager Jeter stated that the YTD green/league fees now exceed the prior year and budget by \$66K and \$89K respectively. Increases over the prior year and budget have also been achieved for cart fees, range revenue, and concessions. Total revenues exceeded the prior year and budget by \$161K and \$206K respectively. These results have been achieved largely by an increase in volume and the rate increase in greens fees. Cart fees and bucket prices were not increased this year.

Net income from concessions is up by \$21K/\$18K to the prior year and budget respectively with a 4%/2% improvement in net margin to the prior year and budget.

Year to date capital outlays total just over \$253K and consist of approximately \$99K in the maintenance department for the purchase of an out-front mower and two new utility carts, and the Jacobson riding greens mower. Additional outlays included \$47.5K in payments to Beverly Environmental for the #1 pond and #9 pond rip rap projects, \$13.5K on the valve replacement project, \$11.7K for design engineering on the cart path restoration project, \$6K to restore the pollinator gardens, just over \$22K for the deluxe U-max beverage cart, and just under \$54K for the purchase of six new EX Go carts that replaced 2011 model year carts.

In the maintenance department more labor was deployed in the first six months on higher revenue volume to maintain course grounds. Wage rates also have increased this year relative to an upward adjustment from minimum wage levels as step and cola increases affected full time salaried personnel. Personnel costs have been controlled through the first eight months at 35% of total revenue versus a YTD Budget of 38%.

Based on the revenue and expense analysis the golf course is showing a surplus of \$461K versus a surplus of \$578K achieved in the prior year. When adjusting for capital outlays the bottom line performance exceeds the prior year and budget by \$62K and \$147K respectively.

C. Presentation and discussion on the fiscal year 2026 budget.

General Manager Jeter stated that this is the first draft of the 2026 budget. The overall budget is driven from conservative revenues reflected at just over \$33,500 below the 2025 projected results, conservative margins for the pro shop and concessions, and conservative labor costs as a percentage of revenues at 38%. The revenue budget is conservative in light of the golf course's ability to increase rates based on heavy demand and utilization ratios. Other assumptions used in the budget are cost of living wage increases projected at 4% for salaried employees, and health/dental insurance rates that are projected to increase by 7%. Seasonal wages are reflected at the greater of the consumer price index change or the state minimum wage. The City is allocating salaried personnel costs in the

amount of just over \$53K to cover direct cost allocations for management supervision, payroll, accounts payable, and public works/maintenance supervision.

D. Staff Reports.

General Manager Jeter stated that there were no golfers in January. Most of the staff will be returning next year, we will only have to hire two more people.

E. Next Meeting: Tuesday, March 18, 2025 in the Council Chamber at City Hall.

VII. ADDITIONAL ITEMS.

None.

VIII. ADJOURNMENT.

A motion was made to adjourn the meeting by Member Urban and seconded by Member Frohlich.

The motion carried by the following vote:

Aye: 5 Chairman Von Drasek, Member Frohlich, Member Urban, Member Natale, and Member Dahill

Nay: 0

Chairman Von Drasek declared the meeting adjourned at 6:20 p.m.

Approved:

Chairman John Von Drasek

/km