

CITY OF COUNTRYSIDE

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

Tuesday, February 17, 2026

6:00 PM

Council Chamber

Committee Members

Chairman – Michael Natale

**Board Members – Member John Von Drasek, Member Tom
Frohlich, Member Frank Urban, and Member Doug Whitaker**

1. CALL TO ORDER.

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

2. ROLL CALL.

Present: Chairman Natale, Board Member Von Drasek, Board Member Frohlich, and Board Member Whitaker

Absent: Board Member Urban

Also Present: Finance Director Schutter and General Manager Jeter

3. Communications from the Public

None.

4. CONSENT AGENDA.

4.a. Review of the Paid Invoices for the Month Ended January 31, 2026.

4.b. Approval of the Regular Meeting Minutes from January 20, 2026..

Member Von Drasek made a motion to approve the Regular Meeting Minutes from January 20, 2026 and paid invoices for the month ended January 31, 2026 under the consent agenda. Motion was seconded by Member Whitaker.

The motion carried by the following vote:

Aye: 5 Chairman Natale, Board Member Von Drasek, Board Member Frohlich, and Board Member Whitaker

Nay: 0

Absent: 1 Board Member Urban

5. NEW BUSINESS**5.a. Rounds Report for January, 2026.**

General Manager Jeter said that the golf course was closed for the month of January. We had 446 rounds billed out for a few of our high schools from the 2025 golf season. We are behind last year's rounds by 213.

5.b. Discussion and Presentation of the Monthly Financial Report for the Period Ended January 31, 2026.

Finance Director Schutter said that the YTD green/league fees now exceed the prior year and budget by just under \$34K and \$23K. YTD range revenues exceed the prior year and budget by just over \$103K and \$91.5K. The total revenues exceed the prior year and budget by \$119K and \$109K with gains in greens/league fees, range revenues, and pro shop sales being partially offset by year to date underperformance in gaming and concession revenues.

The positive results in greens fees and range revenues have been achieved largely by an increase in rounds, range volume, and an increase in bucket prices approved by the advisory board.

YTD capital outlays total just over \$490K and consist of the starter shack rebuild with power pull (\$31K), design fees (\$18K), and construction cost progress billings (\$107K) on the club house remodel. Engineering and progress billings for the cart path resurfacing project (\$160K), progress billings on the dredging project on Hole #9 (\$15K), completion of the drainage improvement project on Hole #1 (\$37K), range mat replacements (\$9K), new bench replacements throughout the course (\$7K), the Smithco sprayer replacement purchase for the maintenance department (\$61K), and the replacement of 5 EZ GO carts for the course (\$45K).

Personnel costs as a percentage of revenue are reflected at 34% versus the prior year and year to date levels at 35%.

The golf course is showing a positive surplus variance (before capital and profit sharing expenses) to the prior year and budget of \$47K and \$52K.

5.c. Discussion and Presentation of the Fiscal Year 2027 First Requested Budget for the Flagg Creek Golf Course.

Finance Director Schutter said that the initial budget is reflecting a surplus of just over \$200K with the inclusion of a profit sharing projection of \$350,000 and proposed capital improvements of \$167K. The overall budget result is driven primarily from a revenue forecast that is relatively flat with the 2026 projected results with the flat projected margins for the pro shop and concessions, and conservative labor costs as a percentage of revenues at 40%. Other assumptions for the budget included a cost of living wage increase which is projected at 3.25% for salaried employees and health/dental insurance rates are project to increase by 18% and 2%. Seasonal wages were adjusted to 3.25% as well. The City is allocating salaried personnel costs in the amount of just under \$48K to cover direct cost allocations for management supervision, payroll, accounts payable, and public works/maintenance supervision.

5.d. Consideration of an Engineering Agreement with Novotny Engineering in the Amount of \$20,000 for the Preliminary, Design, and Constructions Engineering for the Flagg Creek Golf Course Parking Lot Lighting Improvements.

Finance Director Schutter said that Novotny Engineering has been with the City for many years. We are asking Novotny Engineering to do a separate agreement for Flagg Creek. The plans are pretty much done and they have already solicited the bids. The bid opening is February 27th.

Following the awarding of the bid it would go to the first City Council meeting in March to be approved. We would also ask the Park District to award this bid as well and award this engineering contract to Novotny as the City has already approved it.

Chairman Natale said he has been on this board many years and remembers discussing the parking lot and lighting project years ago. Was Novotny a part of that then and what did we pay them? Mr. Schutter said they always do our bids and that is just in the general course of business. Mr. Natale said if I remember right this project was lumped into a project that was inside the City. Mr. Schutter said yes it

was part of the paving plan. Mr. Natale asked if the work was already done a couple years ago and now we're going to pay them to do it again. Mr. Schutter said no that we are not doing the parking lot again we are doing the lighting. Mr. Natale said that was inside the specs at that time and we were looking at the lighting and the employees had a concern about walking in the parking lot at night. Mr. Schutter wanted to clarify the situation. We laid the conduit underneath the parking lot so we have the infrastructure in place. Mr. Natale asked what are we doing now to put together an engineering agreement for the conduit that we've already laid. Mr. Schutter said no it is to do the photometric plan on the lighting project. Mr. Natale asked if that was done before. Mr. Schutter said no that we are not doing or paying for anything twice.

Chairman Natale asked for a motion to approve the Engineering Agreement with Novotny Engineering in the Amount of \$20,000 for the Preliminary, Design, and Constructions Engineering for the Flagg Creek Golf Course Parking Lot Lighting Improvements. Member Von Drasek moved to approve the motion, seconded by Member Frohlich.

The motion carried by the following vote:

Aye: 5 Chairman Natale, Board Member Von Drasek, Board Member Frohlich, and Board Member Whitaker

Nay: 0

Absent: 1 Board Member Urban

6. ADDITIONAL ITEMS

General Manager Jeter went over all the improvements that are happening at the golf course.

7. ADJOURNMENT

Chairman Natale asked for a motion to adjourn the meeting. The motion was made by Board Member Von Drasek to adjourn the meeting and seconded by Board Member Whitaker.

The motion carried by the following vote:

Aye: 4 Chairman Natale, Board Member Von Drasek, Board Member Frohlich, and Board Member Whitaker

Nay: 0

Absent: 1 Board Member Urban

Aye: 5 Chairman Natale, Board Member Von Drasek, Board Member

Chairman Natale declared the meeting adjourned at 6:31 p.m.

Approved:

Chairman Michael Natale

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