



**CITY OF LEAWOOD
GOVERNING BODY
MEETING AGENDA**

Ironhorse Golf Course
15400 Mission Road
Leawood, KS 66224

**GOVERNING BODY
WORK SESSION**

**Monday, April 18, 2022
5:30 P.M.**

| | | | | |
|-------------------------|-----------------------------|-----------------------------|-------------------------------|------------------------------|
| Mayor Peggy Dunn | Councilmembers | | | |
| | <u>Ward One</u> | <u>Ward Two</u> | <u>Ward Three</u> | <u>Ward Four</u> |
| | Debra Filla Andrew Osman | Jim Rawlings Mary Larson | Chuck Sipple Lisa Harrison | Julie Cain James Azeltine |

**Discuss Ironhorse Golf Course Capital Improvement Plan
and Equipment Replacement Schedule**

The public is invited to attend, however no public comments will be entertained during this Work Session. The City Council meeting will begin at 7:30 p.m. in the Council Chambers at Leawood City Hall (4800 Town Center Drive, Leawood, KS 66211).

ADJOURN

(This agenda is subject to changes, additions or deletions at the discretion of the City Council)

For public safety, the City encourages that masks be worn in public areas of its buildings but they are not required.

Copies of the agenda are available at the Office of the City Clerk on the Friday prior to the meeting. Leawood operates under a Council/Mayor form of government, with a separately elected mayor and 8 council persons. Council members are elected on a non-partisan basis from 4 wards. The Council develops policies and provides direction for the professional city administration.

If you require any accommodation (i.e. qualified interpreter, hearing assistance, etc.) in order to attend this meeting, please notify this office at 913.339.6700 or at CityClerk@leawood.org no later than 96 hours prior to the scheduled commencement of the meeting.

Memo

To: Mayor Dunn and City Council
From: Chris Claxton - Director *Chris*
CC: Ryan Eckroat – General Manager
James Kennedy – Course Superintendent
Ironhorse Golf Course Advisory Board
Date: 4/7/2022
Re: WORK SESSION: Ironhorse Golf Course CIP, Rolling, and Expendable Equipment Matrix

Attached, please find the matrix of Capital Improvement Projects, Rolling, and Expendable Equipment divided by type, with descriptions and proposed years to complete.

Note that the majority of the items are replacements, while only one is considered to be new; that being the construction of a storage building near the maintenance shop for seasonal agronomy equipment.

The rolling and expendable equipment constitutes a great deal of the expenses, in certain years, typically based on useful life, with a current estimated total as shown on page 6.

Please let myself or Ryan know if you have any questions prior to the work session so we can be prepared to answer an and all correctly.



IRONHORSE GOLF COURSE
Capital Improvement Projects, Rolling Equipment,
& Expendable Equipment

| GOLF COURSE “Replacement” | | | | |
|--------------------------------------|---|-------------|----------------|-------------|
| Project | Description | Cost | Year(s) | Type |
| Pump Station | Replacing Irrigation Pump Station | \$160,000 | 2022 | Replacement |
| Apron/Collars & Tees | Includes grading and sod for affected areas | \$62,000 | 2022/2023 | Improvement |
| Irrigation Heads | Replacing all Irrigation heads on course | \$300,000 | 2023/2024 | Replacement |
| Bridge Repair & Cart Path Extensions | Repair work per 2020 Bridge Inspection; add extensions on #15 | \$75,000 | 2022 | Improvement |
| Overflow Pipe | Replace Overflow Pipe on #11 | \$45,000 | 2023 | Replacement |
| Silt Removal | Remove Silt buildup in #3 creek | \$120,000 | 2023 | Improvement |
| Pond Erosion | Bank Restoration work on #6 pond | \$100,000 | 2024 | Improvement |
| Restroom Water Supply | Repair/Replace lines for on-course restroom | \$30,000 | 2023 | Replacement |
| Backflow Preventer | Repair/Replace backflow preventers for on-course restrooms | \$30,000 | 2023 | Replacement |
| Practice Facility | Install new irrigation, drainage, turf on range floor | \$400,000 | 2024 | Improvement |
| Bunkers | Replace sand and clean liner in bunkers, expected life | \$450,000 | 2026 | Replacement |
| GOLF COURSE “New” | | | | |
| Storage Facility | Construct building for seasonal agronomy equipment | \$900,000 | 2023 | Addition |
| CLUBHOUSE | | | | |
| Project | Description | Cost | Year(s) | Type |
| Clubhouse Phase II | Expand/Improve Kitchen | \$345,801 | TBD | Improvement |
| Clubhouse Phase III | Remodel Golf Shop, Add Exterior Pavilion | \$551,534 | TBD | Improve/Add |
| ROLLING EQUIPMENT | | | | |
| Project | Description/Year Purchased | Cost | Year(s) | Type |
| 2023 Ford F-150 | 2011 Ranger | \$40,000 | 2023 | Replacement |
| 2027 Ford F-350 Flat Bed Dump | 2017 F-350 Flat Bed Dump | \$46,000 | 2027 | Replacement |
| Aerway Greens Express 5" Width | 1998 | \$6,000 | 2023 | Replacement |
| Irrigation Pump | 2023 | \$40,000 | 2032 | Replacement |
| Procore 648 Core Aerifier | 2008 | \$22,000 | 2023 & 2031 | Replacement |
| Procore 648 Core Aerifier | 2008 | \$22,000 | 2023 & 2031 | Replacement |
| Workman HD Truckster | 2009 | \$24,000 | 2026 | Replacement |

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|------------------------------|------|----------|-------------|-------------|
| Toro 1298 Fairway Aerator | 2010 | \$28,000 | 2023 & 2031 | Replacement |
| John Deere 4520 Tractor | 2010 | \$33,000 | 2031 | Replacement |
| Tru-Surface VIB Rollers | 2010 | \$9,500 | 2024 | Replacement |
| Graden Fairway Verticut | 2010 | \$15,000 | 2024 & 2032 | Replacement |
| Dakota 440 Material Handler | 2010 | \$40,000 | 2022 | Replacement |
| 1575 Overseeder | 2011 | \$20,000 | 2022 & 2032 | Replacement |
| Subsurface Blower | 2011 | \$10,500 | 2031 | Replacement |
| John Deere 4520 Tractor | 2011 | \$45,000 | 2022 | Replacement |
| Toro Workman HDX | 2012 | \$26,000 | 2028 | Replacement |
| Toro 5510 Reelmaster | 2012 | \$56,000 | 2028 | Replacement |
| Core Processor | 2012 | \$36,000 | 2024 | Replacement |
| Toro Flex 2100 Greens Mower | 2013 | \$14,000 | 2025 & 2030 | Replacement |
| Toro Flex 2100 Greens Mower | 2013 | \$14,000 | 2025 & 2030 | Replacement |
| Toro Flex 2100 Greens Mower | 2013 | \$14,000 | 2025 & 2030 | Replacement |
| Toro Flex 2100 Greens Mower | 2013 | \$14,000 | 2025 & 2030 | Replacement |
| Toro Flex 2100 Greens Mower | 2013 | \$14,000 | 2025 & 2030 | Replacement |
| Toro 3100-D Slope Mower | 2013 | \$40,000 | 2022 & 2028 | Replacement |
| John Deere TX Gator | 2014 | \$12,000 | 2022 & 2027 | Replacement |
| John Deere TX Gator | 2014 | \$12,000 | 2022 & 2027 | Replacement |
| John Deere TX Gator | 2014 | \$12,000 | 2022 & 2027 | Replacement |
| John Deere TX Gator | 2014 | \$12,000 | 2022 & 2027 | Replacement |
| Ventrac 4500Y | 2014 | \$31,000 | 2028 | Replacement |
| Foley 672 Bedknife Grinder | 2014 | \$40,000 | 2023 | Replacement |
| Foley Accumaster 652 Grinder | 2014 | \$25,000 | 2023 | Replacement |
| Dakota 410 | 2015 | \$15,000 | 2022 & 2029 | Replacement |
| Landpride 3 Point Spreader | 2021 | \$6,500 | 2028 | Replacement |
| Toro Workman HDX | 2015 | \$35,000 | 2023 & 2029 | Replacement |
| Sub-surface Blower | 2015 | \$13,000 | 2025 | Replacement |
| Club Car 550 | 2016 | \$15,000 | 2022 & 2028 | Replacement |
| Club Car 550 | 2016 | \$15,000 | 2022 & 2028 | Replacement |
| Club Car 550 | 2016 | \$15,000 | 2022 & 2028 | Replacement |
| Sod Cutter | 2016 | \$5,400 | 2026 | Replacement |
| Pro Force Blower | 2016 | \$7,500 | 2022 & 2026 | Replacement |

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|---|------|----------|-------------|-------------|
| Toro Greensmaster | 2016 | \$38,000 | 2023 & 2029 | Replacement |
| Ventrac Contour Deck Mower | 2016 | \$7,800 | 2023 & 2029 | Replacement |
| Workman HDX Kubota Gas Mower | 2016 | \$28,000 | 2024 & 2029 | Replacement |
| Workman HDX Kubota w/Sprayer | 2016 | \$46,000 | 2029 | Replacement |
| TORO Reelmaster 3575-D Mower | 2016 | \$55,000 | 2023 & 2029 | Replacement |
| GM 4000-D Rough Mower | 2016 | \$63,000 | 2022 & 2029 | Replacement |
| Groundsmaster 3500-D Mower | 2017 | \$27,000 | 2027 | Replacement |
| Toro 3320 Greensmaster Attachments (Tri-Flex/Vac-Groomer/VIB Roller) | 2017 | \$21,000 | 2024 & 2031 | Replacement |
| Sand Pro 2040Z/Flex Tooth Rake | 2017 | \$11,000 | 2022 & 2027 | Replacement |
| Greensmaster 3320 Triflex Hybrid | 2017 | \$38,000 | 2023 & 2027 | Replacement |
| John Deere 4052R Tractor | 2017 | \$32,000 | 2032 | Replacement |
| John Deere H180 STD Loader | 2017 | \$6,000 | 2032 | Replacement |
| Agri-Metal BW3500 TP Blower | 2017 | \$7,500 | 2027 & 2032 | Replacement |
| Versa-Vac E | 2017 | \$35,000 | 2023 & 2028 | Replacement |
| 400 Gallon Python Turf Sprayer w/20Ft Boom | 2017 | \$15,000 | 2023 | Replacement |
| Bobcat Compact Track Loader | 2018 | \$51,000 | 2028 | Replacement |
| Greensmaster 3320 TriFLEX Hybrid | 2018 | \$38,000 | 2023 & 2028 | Replacement |
| Workman Heavy Duty Truckster | 2018 | \$11,000 | 2024 & 2032 | Replacement |
| Workman Heavy Duty Truckster | 2018 | \$11,000 | 2024 & 2032 | Replacement |
| Workman HDX 4WD Truckster | 2018 | \$28,000 | 2024 & 2032 | Replacement |
| Rotary Life for Commercial Mowers | 2018 | \$8,500 | 2028 | Replacement |
| Reelmaster 3100-D Sidewinder | 2019 | \$36,000 | 2026 | Replacement |
| Toro Grandstand 52" Rough Mower | 2019 | \$13,000 | 2026 & 2031 | Replacement |
| Greensmaster Triflex 3320 Mower | 2019 | \$36,000 | 2024 & 2029 | Replacement |
| Greensmaster Triflex 3320 Mower | 2019 | \$36,000 | 2024 & 2029 | Replacement |
| Multi-Pro 1750 Greens Sprayer | 2019 | \$37,000 | 2024 & 2029 | Replacement |
| Toro Workman HDX 4WD w/Edger | 2019 | \$31,000 | 2025 | Replacement |
| STEC DT170 Dump Trailer | 2019 | \$13,500 | 2029 | Replacement |
| TB 220 Turf Brush | 2019 | \$7,000 | 2024 & 2029 | Replacement |
| Toro Pro Sweep | 2019 | \$13,000 | 2026 & 2031 | Replacement |
| Toro Workman HDX 4WD | 2019 | \$31,000 | 2026 | Replacement |

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|--------------------------------------|---|------|----------|-------------|-------------|
| Bobcat Compact Excavator | | 2020 | \$50,000 | 2030 | Replacement |
| TORO Sand Pro 5040 | | 2020 | \$22,500 | 2027 | Replacement |
| Toro 4300 Rough Mower | | 2020 | \$50,000 | 2027 | Replacement |
| Smithco Tournament XL 7000 Roller | | 2020 | \$26,000 | 2027 | Replacement |
| NEW - Verticut Attachment | | 2020 | \$16,000 | 2027 | Replacement |
| Tilt Deck Trailer | | 2020 | \$9,500 | 2030 | Replacement |
| 30" Flail Mower | | 2020 | \$6,000 | 2030 | Replacement |
| TORO True Surface Vacu-cutter/spiker | | 2020 | \$8,500 | 2027 | Replacement |
| Bobcat Soil Conditioner | | 2020 | \$9,500 | 2027 | Replacement |
| Bobcat Skid Steer-Street Sweeper | | 2020 | \$5,000 | 2027 | Replacement |
| Range picker - gang unit | | 2025 | \$10,000 | 2025 | Replacement |
| Biometric Time Clocks | Clubhouse & Maintenance Shop | | \$5,000 | 2024 | Replacement |
| Range Ball Washer | Range Ball Washing Machine | | \$3,500 | 2022 & 2025 | Replacement |
| Pressure Washer | Power Washer used for cleaning carts | | \$500 | 2022 & 2024 | Replacement |
| Small Tools | Generally used small tools, purchased as needed | | \$500 | Annually | Replacement |
| Banquet Tables | Every 7 years if needed | | \$2,400 | Annually | Replacement |
| Bistro Table | Every 7 years if needed | | \$2,800 | 2026 | Replacement |
| Broiler/Flat Top Grill | Every 6 years if needed (2016) | | \$3,500 | 2022 | Replacement |
| Clubhouse Tables/Chairs | Every 15-20 years if needed | | \$3,500 | 2024 | Replacement |
| Commercial Oven | Every 15 years if needed | | \$3,000 | 2023 | Replacement |
| Dishwasher Corner Unit | Every 10 years if needed | | \$4,000 | 2024 | Replacement |
| Freezer for Counter | Every 15 years if needed | | \$1,000 | 2023 | Replacement |
| Groove Top Grill | Every 6 years if needed | | \$3,500 | 2022 | Replacement |
| Hot Dog Roller | Every 5 years if needed | | \$500 | 2025 | Replacement |
| Ice Machine | Every 7 years if needed | | \$3,000 | 2025 | Replacement |
| Moveable Refrigerators/Freezers | Every 5-10 years if needed | | \$4,800 | 2026 | Replacement |
| Outdoor Grill | Every 5 years if needed | | \$4,000 | 2023 | Replacement |
| Flat Screen TV's | Every 4 years if needed | | \$5,000 | 2022 | Replacement |
| Round Tables | Every 7 years if needed | | \$12,000 | 2024 | Replacement |
| Stove Top Burners | Every 6 years if needed | | \$3,500 | 2023 | Replacement |
| Table Truck | Every 7 years if needed | | \$600 | 2024 | Replacement |
| Trash Cans | Every 4 years if needed | | \$2,400 | 2024 | Replacement |
| 65" TV for Display | Every 5 years if needed | | \$1,200 | 2026 | Replacement |

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|--------------------------------|-------------------------|---------|-------------|-------------|
| Backpack Blowers | Every 5 years if needed | \$500 | Bi-Annually | Replacement |
| Benches | Every 5 years if needed | \$500 | 2022 & 2027 | Replacement |
| Brush hog three pt. Mower | Every 5 years | \$5,000 | 2022 | Replacement |
| Cart path edger | Every 7 years | \$3,200 | 2026 | Replacement |
| Chain Saws | Every 7 years | \$1,600 | 2025 | Replacement |
| Compressor - Added 1/31/20 | Every 7 years | \$5,000 | 2025 | Replacement |
| Cordless Drill | Every 5 years | \$800 | 2026 | Replacement |
| Fuel Storage Safety cabinet | Every 12 years | \$700 | 2022 | Replacement |
| Golf Course Ball washer Stands | 2 Every year | \$400 | Annual | Replacement |
| Golf Course Coolers/Stand | Every 5 years | \$2,000 | Bi-Annually | Replacement |
| Hedge Trimmers | Every 5 years | \$300 | 2025 | Replacement |
| Laser Level | Every 7 years | \$1,100 | 2024 | Replacement |
| Lawn Mowers | Every 6 years | \$600 | 2023 | Replacement |
| Microwave Ovens | Every 5 years | \$200 | 2026 | Replacement |
| Motorola Two-Way Radios | 4 Every 2 years | \$800 | 2023 | Replacement |
| Office desks/file cabinets | Every 5 years | \$1,000 | 2025 | Replacement |
| Refrigerator | Every 12 years | \$600 | 2022 | Replacement |
| Scotts Spreaders | Every 7 years | \$500 | 2022 | Replacement |
| Small Tools | Annually, per budget | \$3,500 | Annually | Replacement |
| Spectrum Soil Meter | As needed | \$3,600 | 2023 | Replacement |
| String Trimmers | As Needed | \$700 | 2023 & 2025 | Replacement |
| Trash Pumps | Every 4 years | \$700 | 2024 | Replacement |
| Verticut Blades | Every 3 years | \$1,500 | 2023 | Replacement |

- **Note: All numbers shown below are estimated at today's \$dollars.**

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| TOTAL GOLF COURSE "Replacement" | |
| 2022 - 2032 | \$1,772,000 |
| TOTAL GOLF COURSE "New" | |
| 2022 - 2032 | \$900,000 |
| TOTAL CLUBHOUSE "Improvements" | |
| 2022 - 2032 | \$897,335 |
| ROLLING EQUIPMENT/EXPENDIBLE | Total by Year |
| 2022 | \$304,100 |
| 2023 | \$533,300 |
| 2024 | \$314,600 |
| 2025 | \$146,400 |
| 2026 | \$152,200 |
| 2027 | \$322,300 |
| 2028 | \$404,800 |
| 2029 | \$424,100 |
| 2030 | \$144,800 |
| 2031 | \$169,300 |
| 2032 | \$179,800 |
| TOTAL ALL YEARS | \$3,095,700 |
| | |
| TOTAL ALL YEARS ALL CATEGORIES | \$6,665,035 |