

IRONHORSE

Golf Club



GOLF COURSE COMMITTEE MINUTES

Meeting minutes from July 22, 1999

5:30 p.m.

Board Members in attendance were Dick Fuller (chairman), Bobby Davidson, Jim Dickson, Mike O'Connell, Dave Fearis, Charles Lewis, Bob Reid, John Campbell, and Mike Gill. Staff included Chris Claxton, Jennifer Molton, and Pete Spratlin, and Matt Roberts of Ironhorse. Committee members welcomed Chris Claxton as the new Director of Parks and Recreation, and presented her with a gift. Mr. John Schultz from *The Kansas City Star* was also present. The meeting was called to order at 5:55 p.m.

A motion was raised by Dick Fuller to approve the minutes from the June 24, 1999 meeting. The motion was first made by Jim Dickson and seconded by Mike O'Connell.

Administrator Dick Garafano joined the group for the first part of the meeting to discuss the progress in negotiating the easement for the golf course.

Jim Dickson: "Dick Garafano is here to brief us on the access issue/ongoing negotiations. If we were to have problems with the pump we'd be in a crisis. Dick is here to let us know what he is working on and to make sure he recognizes the concerns we have."

Dick Garafano: We are at the point where we are ready to wrap up negotiations. Met with Waste Water District earlier in the week and talked about the terms of a potential acquisition and are now very close to going forward. I will be going before an executive committee of the City Council to determine the terms of the acquisition. Even if there were some sort of an emergency where we had to get into the area it should not be a problem with WasteWater to get access. Regarding Mark Simpson – one of the stipulations to the City's approval of his subdivision was to provide our access to the pump house. He is building a roadway to the pump/pond. He has already talked with the City Attorney, and will need to next go to the Board of County Commissioners. Dick Fuller asked what was the time frame for these developments. Dick Garafano replied he expected to go to the Board of County Commissioners in late August/early September. The question was asked, "Can we get a temporary easement in the meantime?" Dick replied that this can be pursued. The concern is primarily about trespassers, etc. Jim Dickson raised a concern about getting heavy equipment into the location. Dick Fuller asked what kind of road will be constructed. Dick Garafano replied that Continental Consulting is putting together the specifications. He also stated that the area will be kept in its natural state as it is not intended to become a high-maintenance seven acres of property. Keeping in its natural state will help to not invite people into the property. The City also acknowledges there is a potential expansion of the wastewater treatment facility.

There was a motion from the committee made to authorize the recommendation of the acquisition of the seven acres at issue, to the City Council. Bobby Davidson made the motion to

recommend to the City Council to obtain the property from Waste Water. The motion was seconded by Dave Fearis.

I. General Operations Overview

Matt Roberts reported that rounds and activity was at a high level even with the recent heat wave. They stand at 104% of budget to date. Revenue-producing categories are also producing high. They have received strong, supportive comments by golfers. The greens are in fantastic shape. Evergreen distributed and received back 200 surveys last week. Participants received a free soda for participating in the survey. The results were very favorable. Negative comments received concerned the tee boxes. Jim Dickson suggested that the 3800 people on the mailing list have an opportunity to complete the survey.

August tournament dates are full with the exception of two days. Advance reservations are starting to pick up. The rest of July was very full. The tournament schedule is full. The forecast for the month of July is 5,320 rounds. They are handling the traffic fine per Pete Spratlin. Jim Dickson asked if they had staff available to help golfers with their golf clubs. Matt responded that they normally did not. They don't have the manpower or the payroll. The question was asked if there were enough people providing beverages in the heat? There are two beverage cars and they have had one stationary station in the past. It was suggested that #8 would be a good spot for a beverage station.

It was reported that there had been some vandalism with vehicles on P1 and P3. A Leewood police officer saw a youth with a four-wheel drive vehicle on the putting green. It was suggested there is a need for a prudent way to secure the course in the future.

Regarding the flags – Dick Fuller offered that the new black flags were hard to see in the morning. A change of the color will be considered.

Regarding revenue in the Pro Shop. Matt recently placed a large order as there is a lot of merchandise being bought. They expect to exceed budget in the Pro Shop by the end of the summer.

II. Course Update

Pete Spratlin reported they are in the process of rebuilding several tee boxes. They are $\frac{3}{4}$ of the way completed and should be back in play in two weeks time. #4 is the first to be rebuilt. The project is being subbed out to Snyder Brothers who is supplying a 2% grade slope. This is a USGA-specified grade measure. Ironhorse staff is doing the sodding. Dick Fuller suggested not to rush the reconstructed tees – wait until they are fully ready.

Pete said that he would like to have a flat piece of ground for a nursery. Maybe in the acreage on the land from WasteWater? Possibly, since it has good drainage.

Jim Dickson requested that by early Fall the whole committee scrutinize improvements and the budget for the near future. He asked if Pete is checking the quality of the water. Pete replied that the greens do get covered with silt deposit. A strainer inside the line is clogged with silt. Dredging the lake is not an option. They will be installing a flexible pipe that suspends the water intake 3 feet below the surface but not on the bottom of the lake where the majority of the silt lies.

Mike O'Connel noted that 3 tee, 4 green, 15 and 17 have no walkway and there are complaints. #9 is heaving in places by several inches. A decision/resolution will be made on this issue by the next meeting. Steps or stones are needed. #10 is the worst spot when wet. #8 is also bad. Walkways are needed.

Pete reported that power fluctuations affect the pump. John Campbell provided Pete with his brother-in-law's phone # from KCPL. The fluctuations are due to air conditioner use. The voltage goes down and water pressure is affected at the course.

VI. Insurance

Chris reported on her research on course insurance. Matt produced handouts outlining coverage through Insurers of Texas. The City has a blanket policy covering the golf course. Bobby Davidson suggested we check out the liability we might encounter with golf cars going across a public road. The current signs address the golf cars but not the traffic. It was suggested that the street be painted and this project be coordinated with Public Works and the Police Dept.

IV. LPGA Tournament Update. Matt reported that Dave Garcia wants to promote the event again next year. The women from LPGA were happy with the event and especially enjoyed the children that attended. 1,000 tickets were sold but only 350 attended. Financially, the golf course was covered from proceeds from the event. Revenue lost was from projected food/beverage/merchandise sales. Matt does not think the event was marketed as well as it could have been, but that this year's event will be a good foundation to build on in the future. LPGA wanted to play 18 holes instead of 9. The overall feedback was positive.

V. Accuff and Rhoades

Chris Claxton and Jim Dickson met at Ironhorse with Phil Accuff and Dusty Rhoades who are building homes on the edge of the course. Issues with Phil concerned the silt on #11 lake. He said there was no problem with our pumping water upstream and depositing it in the silt-retention pond. Regarding fencing issues: Each lot owner will fence if they choose, and pick the style of fence they want. Not having contiguous fencing is unfortunate. What can we do to protect the aesthetics of our property? Would the developer allow for continuous fencing if the City provides it?

There is a large volume of water coming over the fairway and green of #11. After development, more water will be expected. Jim Dickson met with Phil Gibbs. There has been eight inches in build up of silt since the golf course opened. He recommends the creek be cleaned out and to taper the slope back toward the fairway. They will look into what can be done on Accuff and Rhoades property, although it is located in Overland Park. It was suggested that their engineering plans be reviewed so as to ensure that development will not increase the flow of water off-site. We may be impacted if they do not uphold standards for storm water management. A representative should go to the City of Overland Park Storm Water Management Office and raise this issue so that the run-off will either be retained on site or adequate provisions made for it. This is a sensitive issue and we need to be proactive about this. Public Works should be concerned with this time-sensitive issue. Chris said she would talk with Joe Johnson about this.

Mike Gill brought up that the golf course should do more to foster Jr. Golf. This will be an agenda item for another time.

Regarding the issue on fans: Pete has no updates yet. The fans on order will be quieter but are much larger at 6 foot tall. A base will have to be constructed to hold each one.

The committee broke into an executive session to discuss the EAGLE contract.

The next meeting is scheduled for August 26th at 5:30 p.m.