

IRONHORSE

Golf Club



GOLF COURSE COMMITTEE MINUTES

Meeting minutes from December 13, 1999

5:30 p.m.

Committee members in attendance were Dick Fuller (chairman), Jim Dickson, Mike O'Connell, Dave Fearis, Charles Lewis, John Campbell, Lou Rasmussen and Bob Reid. EAGL staff member Keith Hanley was in attendance. Parks and Recreation staff included Chris Claxton, Jennifer Molton, and Pete Spratlin, and Matt Roberts of IRONHORSE. Joe Johnson, Director of Public Works attended a portion of the meeting. Phil Gibbs and Brett Haugland of Continental Engineering were also in attendance. In addition, two homeowners concerned about creek erosion were in attendance for some of the meeting.

The meeting was called to order at 6:00 p.m.

A motion was made by Lou Rasmussen to approve the minutes of the November 15th meeting. The motion was seconded by Charles Lewis and carried by the group.

I. Presentation of Office Retail at 151st & Nall (Developer)

Mr. Andy Schlagel, representative for the developer, and Mark Potinger, civil engineer, presented the group with a plan to develop on a 15-acre track, at the southeast corner of 151st and Nall. The project will be presented to the planning commission in January, and the planning commission suggested that Andy share the preliminary plans with the golf committee.

Their CT 1 application to develop the site was filed last year. It sat dormant and never made it to a hearing in 1999. The plan has been revised a couple of times by the architect. The site is located between the 14th and 16th green. The plan consists of nine separate buildings. Seven buildings are one story, and two are two stories. A bank, retail buildings, a 6,000 sq. ft. quality restaurant with an additional outdoor seating area, and office buildings will occupy the site. The larger buildings will include underground parking garages. The plan includes passive recreation areas, pedestrian paths, etc. Two access points are planned on 151st Street.

Lou Rasmussen asked about the fence to surround the property. Andy said the developer would erect the standard wrought iron fencing. Lou also asked if the plan includes a 25 ft. no-build zone around the perimeter. Andy said it did. Lou was concerned about liability issues regarding patrons and errant golf balls. Mr. Schlagel assured the group that property owners would assume all liability.

The elevation of the property was reviewed. There is an approximate 40-foot drop from a central high point to the perimeters of the property as shown by the preliminary grading plans. Lou asked about the location of the storm sewers. Mark replied that the discharge sites were located in two spots along existing channels. 21-inch pipe will be used. Lou asked Pete Spratlin if these discharge sites will affect the golf course along the box culvert. Pete said that it

would. Jim Dickson expressed concern about how development plans will accelerate existing creek bank erosion.

Andy said they will work with Shahram Pourazari, City Engineer, to insure that proper conditions are created.

Phil Gibbs said, that regarding the southeast corner of the golf course, if a "100 year storm" hits the area this plan would not be adequate. He recommended using 100 year pipe for the project and not the 10 year pipe required by the City, or the west side of 16 fairway could be adversely affected, especially since there was no possibility of a third access point as reflected in the plan.

Andy asked if it was safe to assume that the city engineer was aware of their concerns, and Phil stated that we should assume that he was not. Andy stressed that they are committed to do a top quality job and be good neighbors to the golf course.

Pete stated that the two 24-inch pipes located there now often get over-breached. Pete also felt that bigger pipes were needed so runoff is not dumped on the golf course.

John Campbell asked if the developers had a landscape plan yet. Andy said that they did not, but that trees were in the plan, as well as a pedestrian green belt, park benches, etc. A preliminary concept landscaping plan will go before the Planning Commission by the end of January. Andy said that retaining walls would occupy a couple of locations on the site. The committee can review the landscaping plan when it is available. It was noted that if the retaining walls violate the existing covenant then they would need to be revised.

Phil Gibbs also advised Andy that there is very hard rock in the area, and that fact may affect their plans for constructing an underground parking facility.

Jim mentioned again that there is a *no-build within 25 feet rule*, which would disallow park benches in that area. A pathway would be admissible.

Lou Rasmussen made the following motion:

- 1) Standard, rod iron fencing will be supplied by the developer.
- 2) The covenant regarding the 25 ft. no-build zone and liability would be addressed by the developer.
- 3) Storm water design would be engineered so that it would not affect erosion or silting on the golf course.
- 4) Retaining walls and landscaping would be reviewed by the committee at the time of development.

Mike O'Connell seconded the motion; the motion passed.

A homeowner attending the meeting, Mr. Alan Watts, lives in *The Woods of IRONHORSE* subdivision. He is very concerned about the creek and knows first hand what high water does to the area. He said that he had heard that FEMA intends to change the area's flood zone. He stated that flooding was now at 8 foot above the creek. He was concerned that the development plan would add a lot more water to the already over-taxed creek bed.

Dick said that the golf course committee had no control over these issues – Planning, etc. has that control. John also pointed out that the location for some of the areas of concern is Overland Park, also out of our control. Overland Park has installed test stations in the area to gauge rain fall.

Lou suggested that this issue be included as an agenda item at a later date.

IV. Jessie Fuller creek issue - #10

Lou informed the group that a homeowner, Jessie Fuller, had expressed concern on filling in and drainage on the east side of her property. Ms. Fuller's property abuts #10. She is worried if the pipe is adequate to control water (the creek bed where the Leaky Roof Railroad Bridge is located). The City Engineer said it was nothing to worry about. Lou asked that the record reflect that the committee is aware of the issue and the City Engineer said the situation should not pose a problem.

V. Current Creek Bank Issues.

Lou told the group that he had attended the *Roof Top to River* presentation by the mayor of Tulsa, Oklahoma. This presentation outlined how flood control problems had been solved in recreational areas. Lou asked if there were any possibility of obtaining federal monies to address our similar concerns. He said we might try with the County. The City and County have completed a flood plain analysis. Joe Johnson said that he is not optimistic about receiving funds from a SMAC application. Joe will be accessible to Phil Gibbs and the golf committee to review the upcoming study and submit an application to the county for monies to help stabilize the creek banks.

Joe stated that the County is now doing water shed studies, which should be completed mid 2000. The study looks at existing conditions and on ultimate development in the area. The analysis will conclude what can be done, and make recommendations and cost estimates. Joe stated that a situation must rank 100 points to be incorporated into the C.I.P. Erosion alone does not qualify for consideration. He has talked with Overland Park and the County to see if existing categories for qualifications might be broadened or modified. The best approach he can recommend is to have property owners write to the City with a description of the problems they are having. Thirty-five homes currently have flooding of structures. It would cost \$1.3 million for storm sewer design. Joe stated that once the C.I.P is approved by the County Commissioners, it might still take two to three years for approval for S.M.A.C. funding.

Chris invited Phil Gibbs to talk to the group about how the golf course was originally engineered.

Phil showed the group a drawing of Negro Creek in trickle channel form. In a twenty-five year frequency, water spreads over the fairway over 17 and over 10 fairway because they are in a flood plane.

Phil said that areas that needed work had previously been repaired. With the expansion in Overland Park and the surrounding community, more water is now coming down the channel. This causes more problems aesthetically than actually threatens homes in the region.

Phil presented a photo of an area that had been fixed on 17. Rip-rap is the best and most economical fix. Ground cover fills in, in time, adding to stability. He also suggested using gabions if necessary. Several photos showing different erosion conditions were shared with the group. Phil stated that the erosion was caused by wetting and drying of the creek bank, along with the absence of ground cover. Gaining access to the site is a big consideration. Driving across the fairways may result in rutting.

One of the homeowners commented that this erosion is on City property. He also stated that there is an empty lot close to his property, which might provide a better route of access.

Lou Rasmussen said that the charge is to see if the committee can come up with a general plan for the creek on the golf course. If the SMAC proposal fails, then the committee would have to return to the solution for the homeowner to provide 90% of the cost of repair, and the City 10% of the cost. If the City does the work, and it's on City property, the City maintains it. If the

homeowner lets it go long enough so that erosion is now within his property, then he is responsible for maintaining it. (Currently the creek is located entirely on City property). He said, in conclusion, that the committee will work with Joe and Phil Gibbs to come up with a plan. Joe also suggested that a separate application might be submitted by the homeowners in the area.

A suggestion was also made to the homeowners to send a letter to the Mayor from their homeowner's association addressing the management of watershed. Bob Campbell suggested they request that the item be added to the City Council agenda, and for the group to address the city council with their concerns. Lou reminded them to get all their facts in line before addressing the council.

One of the homeowners expressed concern for the value of his property, due to the condition of the creek bank. Lou stated that he has the same problem in Ward 2 with homeowners. Lou offered to get the numbers of the resolutions regarding this issue for the homeowners, and give them a call.

The cost for stabilization on area 2 is about \$17,000. The homeowner asked if grading his property down to the creek bank might be a solution. Phil said that this might change the channel course, and would not be approved by the Corps of Engineers. He also expressed concern about doing work on one side of the creek bank, and how it might affect the opposite side. Phil also said that if they could get permission to gain access through the vacant lot, the cost might be reduced.

It was determined that Pete Spratlin will do a scope-of-services study for the committee, to be completed in 30 days.

II. OPERATIONS – Matt Roberts

Matt Roberts reported that the good weather had resulted in healthy revenue. In November IRONHORSE operated at 148% of budget. They netted \$36,000 in November, and did about 600 rounds. So far in December IRONHORSE is running 400% of budget. The golf shop has held two sales in December resulting in \$14,000. Matt informed the group that Todd Messerle's last day was December 12th. He has been hired by Chapel Ridge Golf Course as their general manager. Jeff Ludent has been promoted to Todd's position.

Conductor's Club – Matt said he has come up with some new ideas for next year. It is his goal to value-add to all the club's offerings without raising the price.

Ideas for next year include:

- \$5 discount on the green fee plus a guest fee discount of \$5
- host a member guest event
- give members 20% discount in the golf club and 15% discount on food and beverage
- provide a range ball program for members before they play golf, and extend the same offer to their guest

Other amenities still include gifts, handicap service, and members names posted in the annual newsletter.

The conductor's club membership fee in 1999 was \$400. New members pricing will be raised to \$500 for residents/\$600 non-residents. A referral will qualify for a \$100 discount. Matt's goal is to sell 100 memberships.

Matt plans to offer a range membership next year and call it the **Engineer's Club**. This club will also provide gifts, discounts, etc.

Hole Sponsorships – Sponsorships expire at the end of December. Sponsors receive all the amenities of the conductor's club, along with recognition from the City, and participation in the Sponsorship Tournament Day. Matt plans to offer sponsorships to those who still have them. They will be contacted personally and a review of the amenities will be covered. For those holes whose sponsors do not renew, the rate will be raised. Dave Garcia would like to solicit sponsorships. His company will sponsor one of the holes in return.

Matt is getting pricing for 250, 200 and 150 signs, distance plates, and lay-up and carry plaques, and additional plates on sprinkler heads. This will be accomplished in February for about \$500.

Matt has also spoken with Mark Andrasik regarding updating their computer database. Mark is meeting with Matt on January 18th on this issue.

John Campbell asked Keith to update him on EAGL's plans to provide golfer's access to scheduling tee-times over the Internet. Keith said that the Double Eagle software will be rolled out between March and June. The cost is about \$208 per quarter. Matt said that once this system is up and running, he will advertise to announce its availability.

Dick asked if EAGL had thought about participating in a referral system similar to the American Golf Course referral system. Keith said that they would not list a non-company owned golf course unless they are asked to do so.

OPERATIONS – Pete Spratlin

Pete said general course conditions are good, and winter is finally starting to settle in. He is winterizing the course. Two holes have been cut, as well as three sets of tees, in order to preserve the grass. He is currently doing drainage work along cart paths and elsewhere, split rail fencing, and building a rock wall along the 6th green. He laid sod up until last week and seeded well into November. The seeding seems to have survived the frost.

VI. Discussion of Irrigation Pump/Floatation Filter

The easement issue is currently in a good position. Pete has scheduled the irrigation pump to be removed. The lake will need to be drained down to the intake – leaving about 6 to 9 feet of water in the bottom of the lake. Pete reports that there is more silt in the bottom of the lake than previously thought. He stated that he estimates that in ten years the lake will need to be dredged.

Lou asked about the Leaky Roof Railroad Storm Bridge. Pete reported that the Historic Commission is doing a study on it. They don't want to move it, because doing so lessens some of its historical value. Public Works is aware of this. The surrounding 30-foot easement can't be touched – it's a protected landscape easement. The bridge will be sold with the lot.

Pete also reported that a nursery green is in progress on driving range teaching tee.

VII. Decision on Proposed Easement from WasteWater

The fence is estimated to cost between \$5700 - \$6500. Lou Rasmussen stated that golfers should not have to pay for an error inadvertently caused by City Managers.

Charles Lewis made the following motion:

MOTION: The golf course advisory committee is in favor of obtaining the easement, but the cost of fencing should be paid by the City's funds.

Mike O'Connell seconded the motion. The motion passed.

Dick Fuller suggested that the committee also submit a final easement cost analysis plan to Mr. Simpson which includes payment of the fence.

BUDGET -

Chris Claxton brought up the issue of there being some confusion about the amount of money approved for the budget. Jim stated that \$69,000 had been approved. A discussion ensued regarding the leasing or purchasing of equipment, which will impact the numbers. Chris said she will talk with Kathy Rogers about lease versus purchase amounts, in order to determine how much money may need to be averted from the contingency fund to the operations line, to cover expenses.

Jim Dickson asked Matt for a schedule of when leases of current equipment will expire.

Regarding proceeding with bunker repairs, Lou reminded everyone that although this item was not included to be covered by approved monies, actual expenditures are prioritized by the committee.

It was suggested to Matt to postpone having his business plan printed until all information has been reviewed with Kathy Rogers.

The next meeting is scheduled for January 27th, 2000.

John Campbell moved to adjourn the meeting at 8:55 p.m. Mike O'Connell seconded.

Respectfully submitted,

Chris Claxton
Director, Parks and Recreation