

IRONHORSE Golf Club



GOLF COURSE COMMITTEE **February 16, 2000 Meeting –7:00 p.m.**

Committee members in attendance were Dick Fuller (chairman), Jim Dickson, John Campbell, Lou Rasmussen, and Bobby Davidson. Parks and Recreation staff included Chris Claxton, Jennifer Molton, and Pete Spratlin, and Matt Roberts of IRONHORSE. Sam Maupin, Building Official, was in attendance for the first item on the agenda.

The meeting was called to order at 7:15 p.m.

A motion was made to approve the minutes of the December 13th meeting with a correction to page 6, paragraph two, to be changed from "Jim stated that \$69,000 had been approved" to "Jim asked had \$69,000 been approved". The motion for approval with correction was seconded and carried.

I. Homeowner Issue on #11 / Sam Maupin Attending

Sam Maupin spoke to the group regarding an issue at lot 68, 15408 IRONHORSE CIRCLE next to hole 11 on the golf course. The homeowner has built a stone retaining wall to support a patio area, which is in violation of a provision that prohibits structures in the buffer easement. Sam asked the group if this structure would be allowable.

Lou Rasmussen made the following motion:

This structure will be allowed as an exception to the unobstructed open space provision. The intent of the "no build zone" would not be undermined within the no build zone.

The motion was seconded by John Campbell and carried by the committee.

Dick asked Sam about trash in the area being blown around by high winds. Sam said that there is no rule about trash from construction sites; nothing legally we can do – just provide a friendly reminder, or site for violating the littering ordinance.

II. Course Update

Pete Spratlin reported that the greens are looking good and are healthy. The course is currently under a burn warning, however, there is a one inch frost layer and samples taken revealed the greens are wet and healthy. Pete stated that the zoysia is doing well. Regarding the pumps and the lake, he expects a delivery date of the 30-foot long, two-ton hose in about two weeks. This hose will be attached to the end of the line and will float, and be painted black so it won't be so visible. The refurbishing of the pumps will be finished

on February 16 and installed along with the intake pump. The lake is being lowered and stands at about 3 – 4 feet deep, and should be at the required level by the end of the week. Pete stated that an area originally created for plant life, had contributed to the algae that had accumulated last summer. They may want to plant water plants in these spaces.

III. General Operations Report

Matt reported that tournament bookings are at about 70% for the year. Because of the cold weather recently, they are \$15,000 behind total revenues for the year. The Conductors Club and other incentive promotions have been very good; Conductor's Club memberships to date number 14. Matt stated that the advertising has been effective to attract people to practice facility memberships. Matt also reported that he will be hiring a seasonal golf professional to replace Jeff who moved into Todd's position.

A copy of the EAGL revenue report for 1999 was distributed to the committee. Dick stated that Pete and Matt are to be complimented for their efforts.

Lou asked that Kathy Rogers prepare a year-end cash flow report for the city on IRONHORSE.

Dick asked about the status of hole sponsorships. Matt informed the group that letters have been mailed and there are now three repeat sponsors. He stated that 1, 9 & 18 sponsorships are \$18,000 for three years, and \$10,00 for all others.

III. Report on Club House Expansion Project

Lou Rasmussen stated that discussing this subject was premature. Dick reminded the group that this project is included in the 5-year capitol improvement program. Matt stated that the idea of an expansion first appeared on the business plan in 1997. He feels that if expansion is to be done in the next five years the committee needs to start addressing it now. Kathy Rogers provided the financial information in the proposal. Chris suggested that the expansion might be bonded out along with monies for creek bank improvements, at possibly \$900,000 for the two projects combined.

Lou asked the group if this was something to consider at a later time, and is it economically viable?

Matt explained the reasons why an expansion is desired. Storage space is inadequate, and there is no inside access to the basement. There are inadequate restroom and locker room facilities, and inadequate dining facilities. Matt stated that a couple of additional private meeting and dining rooms would greatly appeal to corporate customers. Matt estimates that \$76,000 in golf-related events and \$66,000 in non-golf related events, at a minimum, are turned away because of inadequate facilities or no private dining/meeting areas. He feels there is a strong need to accommodate both the public golfers and the private meetings simultaneously.

Matt estimates an additional 3,500 square on the east side toward hole two would be a good place to add a couple of rooms. South of that area, off the golf shop, would be a good place to add storage and office space for the food and beverage manager.

Matt stated that he has spoken with two architects about square footage estimates and price per square footage.

Jim stated that perhaps another option would be to reconfigure the floor plan currently in place so that space could be better utilized. He feels that the original goal at IRONHORSE was to provide a nice public golf course for Leawood, not to focus on corporate customers' needs, although they are important. Jim

feels the primary concern should be to provide a well-conditioned golf course, and a functional clubhouse. He feels he would like to see the club be in better financial shape, including the maintenance of creek beds, before entertaining the club house expansion project.

John Campbell said that eight years ago, the group had \$6.5 million dollars to spend. Philosophically, the group decided to build a minimally acceptable clubhouse and put extra money into the course. He felt that the only condition that would sell the expansion idea would be if there was reasonable assurance that additional revenues of \$80,000 a year would be generated as a result of the expansion. Other costs would be associated with the expansion that have not yet been considered. The project would need to be revenue neutral.

Chris Claxton stated that she had talked with Mike Gill, who told her he was not in favor at this time, but would be willing to listen if more details could be provided. Mike would consider supporting an expansion if it would pay for itself, and if it would not decrease the rounds of public play.

Chris said she would be unwilling to take the issue to the council until a serious review of the dollars have been conducted.

Lou stated that he was concerned that EAGL should be spending time managing the club in the way the committee designed it to be managed. He felt that with other pressing concerns, no time or money should be spent exploring the expansion idea for the time being.

Matt said he had made efforts to look into an expansion because it was a part of the business plan, and then asked the group, was this a project they wanted to undertake?

Dick stated that he too was a member of the original group that did not want a big clubhouse. However, in affirmation of his work, Matt would be remiss in his job as a manager if he ignored the revenue he has to turn away. Dick said he "considers us three years behind." There is a lot of work to do on the course, although Matt's concerns are supportable.

Jim stated that he would like to see the course operate in normal operation mode for two to three years and then assess the possibility of an expansion.

Dick said that the group has come to an agreement that they would "catch their breath for a couple of years." He stated that stabilizing the creek bank is really the critical issue at hand.

Chris asked if the expansion should be removed from the current 5-year CIP? Lou recommended that the issue be revisited in 2003, and possibly up and running in 2004, but stay in the 5 year plan.

Lou stated that he would get a copy of the city's storm water information to Bobby Davidson.

MISCELLANEOUS

Chris stated that contingency money is for any emergencies that might arise. Jim said that regarding the capitol improvements report, the committee might recommend to move the creek stabilization project, now planned for 2003, to 2002. He stated that Phil Gibbs considers the stabilization can be accomplished for about \$200,000.

Chris also stated that the golf course is into contingency funds at approximately \$34,450 for equipment replacement and improvements. Between additional equipment and capitol improvements, \$188,000 will be spent in 2000. This is broken down as follows:

\$88,500 - golf course equipment
\$65,000 – golf course improvements
\$34,450 - from contingency

The majority of the bunker repair will be in 2001. In 2003, about \$150,000 will go toward creek bank stabilization, \$20,000 for fencing, \$25,000 for concrete curbing, and \$8,000 for pipeline installation.

Chris stated that Mike Gill requested that the committee and management work with EAGL to prioritize capital improvements. Jim then stated that once the list is agreed upon, each line item should be divided up among the group and individual council members should be contacted to visit with them about the issue.

Lou stated that if Kathy Rogers can discern if IRONHORSE's cash flow will support its budget request without accessing city funds, then the budget request should be approved.

Bobby asked about discretionary funds, and Lou responded that these funds are applied toward the first three lean months of the year. Lou stated they have struggled to keep the golf course a separate enterprise fund.

Bobby asked that the committee consider using any excess monies in 2001 toward creek bank stabilization.

John asked about bonding the creek issue. Chris stated that if this were done, we would not have to place the issue in front of the voters. Dick stated, why not get the work done all at once by bonding it all out, rather than stretching it over a period of several years?

Bobby reminded the group about the committee policy whereas, *that if there is a property adjacent to the golf course that will be rezoned, etc., it comes to the review committee.* Jim agreed that the committee needs to have the chance to review before it goes to the larger group for discussion. He is concerned about flooding issues. Lou stated that FEMA does not include development in their maps, many of which are outdated. Bobby said that the course could lose several greens if they go under water for two hours. It was decided that a memo would be generated by Chris and the golf committee that includes the committee's concerns, which would be sent to the city council and the planning commission.

The following policy was reiterated:

In the event of any zone change, plat change, or plat issue on adjacent properties that would impact the golf course, the issue must come to the golf course review committee. Upon review, they would bring the issue to the full committee, and a recommendation would be sent to the planning commission or zoning review board, and members of the City Council.

Bobby stated that he has a video of high water pouring on to the fairway at 13. Pete added that the last flood was June 28, 1999, and he took digital pictures of the high water. Dick added that this water comes from Overland Park. John said he feels it is necessary to immediately open the lines of communication with officials in Overland Park, and notify them that Lion's Gate is impacting water accumulation on the golf course.

Bobby also added there is cause for concern over the trees (approximately 20) along the creek bank, which during high water could come down and create a dam and/or other extensive damage.

John Campbell moved to adjourn the meeting, which was seconded by Jim Dickson. The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Chris Claxton
Parks and Recreation Director