

# IRONHORSE

## Golf Club



### **GOLF COURSE COMMITTEE**

#### **April 27, 2000 Meeting –5:30 p.m.**

Committee members in attendance were Jim Dickson, Mike O'Connell, Charles Lewis III, Tom Davidson, Mike Gill, Bobby Davidson and Bob Reid. Chris Claxton, Parks and Recreation Director, as well as Pete Spratlin of IRONHORSE were in attendance as was Keith Hanley from E.A.G.L.

The meeting was called to order at 5:55 p.m.

A motion was made by Bob Reid to approve the minutes of the March 23<sup>rd</sup> meeting. Charles Lewis III seconded the motion. Minutes were approved unanimously.

#### **I. General Operations Report**

Pete passed out the General Operations Report. Chris reported that she and Jim had been out to the golf course the past week and the parking lot has been full which is a good sign. Jim asked if the expenses of the pumps were on the report. Pete said no, but that they will come. Jim asked if the fans were up and running and Pete answered that they were up and running and that there are no electrical problems. Jim asked if there had been any vandalism. Pete mentioned that it has been pretty good so far except that the two stop signs from hole 11 have been stolen.

Chris reported that Mike Meccar, C.F.O. of E.A.G.L. had been in town and that she and Kathy met with him. He offered any assistance and he gave Chris and Kathy an update on where they are with the system in terms of if they finally got everything on the report and he reported that he sees a lot of areas that are going to need to come back up.

Pete said that as far as his expenses, a great deal of the variance is just having put them in the mail.

Keith Hanley stated that memberships have been carrying Ironhorse. He said that we have added a few more amenities, which have pulled a lot of people from Heritage and country clubs.

Pete said that people are ecstatic about the greens.

Mike O'Connell added that Overland Park is crowded and it is difficult to get a tee time. It is hard to get on the course due to crowds and often you may not end up playing with whom you want. Bobby stated that if we maintain quality golf, we would keep drawing people in. And with the new P.O.S. system, tee times will be easier to come by. Keith Hanley explained the P.O.S. system. He stated that a DSN line hooks into the mainframe, making Internet tee time capabilities very possible. It has

already been a great success in Iowa. They can process 220 tee times in one day. Mike O'Connell asked if there is a premium charged for this service. Pete reported that the company, greens.com, collects out of the bucket for something that the golf course doesn't charge for. Installation is free for the golf course. This new system will allow for many more reports to be run. Jim mentioned that a firewall would probably need to be put in with this kind of system. Keith reported that it would most likely be installed in October, the slower part of the season. Chris added that this system would benefit everyone with quicker and more detailed information. Plus, she and Kathy were very happy to hear that this would not change the way they are doing their financial operations.

Jim asked about the perimeter fencing. Pete said that they will do a little bit of perimeter fencing behind the 12<sup>th</sup> green, but they do need to stick to the budget because they do have \$20,000 in park repair to keep in mind.

Jim asked about the practice tee irrigation. Pete answered that he has a couple of companies bidding on that contract right now.

Keith announced that in their Surprise Operational Out of the \_\_\_\_\_, Pete got the highest on physical – 102% on 100%. He will get the report to Chris.

Bobby asked Pete how long can he maintain keeping their operating expenses down? He said that he sees a \$70,000 variance.

Keith reported that he got the numbers from Deer Creek and that they had 44,000 rounds of golf last year with \$2 million in revenue, which was more than they thought.

Jim added that with our golf course they enrolled 37,000 paid rounds. He said everything looks good.

Mike O'Connell asked how tournament booking is going. Pete said it's close to being booked.

Jim mentioned that there are about only two tees that are oversized. Pete reported that the fairways have greened up quite a bit and that the tees will be the last to green up.

Jim asked if Pete is putting people back on mats. Pete said they don't plan on it other than if it has just rained.

Chris asked if there is anything else under general operations...

Mike Gill commented that on the internet tee time, Mark Andrasik, our IT guy, is holding a work session Monday night at 6:30 designed to deal with the technology budget for the coming year. So if we are going to do something the golf course in this area we need to meet with Mark and to have our issue on the table for discussion. He commented that it sounds like the Internet is a good idea, but we need to be careful about disclosing private information for public use. This absolutely cannot happen. Mike also reported that at the last council meeting a large check was on the appropriations item signed and described as reimbursed or advanced to Ironhorse. He asked Chris if she knows about that. He said it was over \$100,000.

Chris mentioned that those were operational costs that we do every year in the first quarter. She said that we have the money that's kept from the year before so all we are doing is taking that reserve and carrying it over for the new year.

## II. Course Update / Water on Tees

Pete didn't do a memo because there wasn't much going on. However he did write another memo on bunkers for Chris but passed it out for others to see. This memo was for the 2001 budget and he said he needed specifications on where the dollars would be spent on bunkers in 2001.

Jim asked if he closed the bunker on the back of hole 9. Pete answered yes, and he pointed out on the list all of the bunkers that are truly going to be reconstructed. They will have new sand and new drainage. It will be a good fix on drainage. Jim pointed out the drainage wasn't good the first year and he asked if there were skid loaders. Charles Lewis III stated that the design just wasn't good.

Jim said we would check all of the greens.

Pete said that the well-constructed bunkers would have good drainage. He said a way of checking is to run a hose, as if the water doesn't go through, it's a poor design.

Jim asked if the grass was in on the 15<sup>th</sup> green. Pete said it looks great. The grass roots are all the way through the sand.

Jim asked what about the drought? Pete said yes, we are in a drought right now. We need rain, but right now all of the seed is doing excellent because of all the added irrigation. Ironhorse has extended their water permit. They had a 5-year permit for an allotted amount of water. Pete said that he thought it was at 35 million gallons so far this year. Last year he stated about 42 million gallons of water was used. When he went over the paper work in spring of 1999 he did a 5-year extension so he would have a full ten years to get an average of their water usage. Pete mentioned that they don't just cut you off on when you've reached your allotted amount, but if you do reach it they come out and ask a lot of questions. It's a hassle.

Jim asked about seeding the 6<sup>th</sup> and 10<sup>th</sup> tee to make them look better. Pete said he is planting native seed on 6 and on 10 it is very steep. Native flowers are starting to come up.

Pete then mentioned that Sam Maupin came out to look for silting and other violations. It was a good visit and we will invoice Sam for the silt damage.

Jim then mentioned that yesterday he ran over to the 13<sup>th</sup> tee to look at the silt damage.

Bobby mentioned that he doesn't know who the contractor is and that the silt fence comes down in a heart beat.

Chris stated she is concerned about paying \$3,000 for repairs until she gets a better idea of what is actually going on. She said that Lou mentioned that if we have ordinances that aren't effective, we need to know so we can make changes.

Mike suggested taking the contractors and the whole committee out on golf carts to show everyone the Simpson's lot, new pumps and the silt problems.

Chris mentioned to Sam and Jeff that she is being somewhat held accountable. She stated that she is being asked questions that she cannot answer. Chris said that she told Sam to go out and meet with Pete and cover all of these issues at hand and decide which can be solved and which cannot.

Jim feels they are not taking the issues to heart by not enforcing the codes.

Pete mentioned that he would call Nikki, the Code Coordinating Officer or David Binkley. Pete said that when David was the CCO he was putting out stop-work orders which seemed to be working for a little bit, but all of a sudden the stop-work orders stopped. Pete said he questioned Jeff about this and he said that they don't really have anybody to enforce that a silt-protection plan was in place. Pete said that Jeff told him that Sam would go out and inspect the lot and see where the silt-protection plan was. Sam would have to lift the stop-work orders because the builder's plan was in place and in many cases, Pete said, the builder proved that the lot sloped away from the golf course. Pete then reported that this was incorrect. Everything flows into the golf course.

Chris then stated that from her perspective, there doesn't seem to be the understanding that the city owns the golf course and that it is an investment. She said that we are all are obligated to fix the problems at Ironhorse.

Jim stated that there are certain codes the City has written. The neighbors should respect the golf course and the golf course should respect the neighbors and that's just written in the codes. Jim reported that Lou said that if the codes don't work, then tell us as council members and we will re-examine and debate if we can change the codes or not. Jim's point is that this isn't Chris' job description.

Mike asked how many situations do we have like this? Pete said 8. Mike asked if they are all silting mud and water.

Bobby said that once the permit is in place and approved and the builder has the permit to build the structure/house there is no ordinance that says you have to build your house. You have to have your plan in place in order to get your permit. Then a foundation plan is made and we have gotten them to make sure that there are no structures when the foundation plan is not made. The next step is that once you start and you have your foundation plan and that guy has the permit to do a stop work order I don't think that as a builder we keep charge of the head. Bobby continued to say that Leawood is growing like crazy. It is a lot of hard work to review plans, make sure the subdivision is in the right spot, to be able to read foundation plans, make sure they make code, and to just actually physically look at the site, multiplied by all the subdivisions. At what point is this too much work for them to do?

Jim stated that that is the fault of the council.

Mike Gill said that it's not a shortness of staff, it's an unwillingness to act.

Chris said she feels she is spending a lot of time on enforcement and she is doing it because she doesn't want to rebuild tees.

Jim said the reason we follow ordinances is because of enforcement. He is disappointed because we shouldn't expect Chris to enforce these codes everyday.

Mike O'Connell offered to do whatever he and the other council members can do to help.

Mike Gill stated we have a council meeting Monday 7:30 p.m. If we can get pictures of sites and description of problems he will put it on the agenda and talk about it.

Pete said that Sam said that they need to enforce the codes on the builders.

Mike Gill said to call him or Lou, make it his problem, and he will make it Garofano's problem.

Pete went on to say that it would be great to have a plan with all the plats on it with addresses and homeowner's phone numbers and names in reference to golf course. It would give the builders a better idea of where problems are going on according to the tees.

Bobby said that we need to look at the police actions on the storm water ordinances.

Jim said to give this issue to Mike and Mike can turn it over to Dick.

### III. Water Easement Issue

Pete said that Continental sent the county a legal description, which should move this issue along.

Chris said she had been working with Lisa Wetzler, the City Prosecutor, and she's been working with Doug Smith. The good news is that we got our pump in without the easement. We had to do a little bit of work, but she sent the legal description over with a cover letter saying we were anxious to get the road in, and to please let us know if there is anything they need from the City. Chris stated that the point is that the City has done everything we can do. We've got our paper trail but we may need to go to the Overland Park Planning Commission on the road. We think they've agreed to back down on the specs. Chris said her goal wasn't to charge Mark Simpson as much as we possibly could. We all know that we can't build much of anything in there for \$3,000. Right now we're looking at 6 inches of AB 3 gravel, but asphalt is being required across Mr. Larsh's property. However, once we get to wastewater they're going to say it's okay to go with the AB 3 gravel. Continental said it would cost approximately \$31,000.00. Once this comes to fruition, Chris said has kept track of all the bills and we're over \$5,000 in engineering fees on this issue alone.

Pete went on to say that after research on the pool draining into the irrigation lake, after normal tissue tests, they feel that the dilution factor would be very little. Chlorine evaporates so quickly that there is no real danger.

Pete also mentioned that Paul Vermillion's visit would be Wed May 17.

Bobby asked Pete how much of an impact there was at 151<sup>st</sup> Street and Nall with the cutting down of trees.

Mike O'Connell said that this started out on the NW corner in March, and asked if we could get a temporary bridge lined up.

Pete said he didn't feel we would need a temporary bridge. They said that they would shut down the intersection at Mission and 159<sup>th</sup>. Bobby said that when we shut down the intersection we need to have a plan in place so that our patrons coming from the west will have access to the golf course.

Chris reported that all of the budget information was going into the computer tomorrow. There is nothing that has changed from the form sheets. Everything is included and everything matches. On the decision packet she said that this item has been reviewed and recommended by the golf committee. It includes \$5000 for the children's short course.

While looking at the maps, Bobby showed all of the areas where silting was a problem, specifically Negro Creek and where the pavilions are. The water flow is a problem in these areas.

Bobby Davidson and Jim Dickson then made a recommendation to the Golf Course Committee. They stated that the Golf Course Review Committee recommends approval of a land use plan for Summer Tree Villas. This will be contingent upon there being a plan in place to prevent silting through the existing 100-year flood plane. A functional detention area, as indicated on the plat, must successfully eliminate silting and erosion from water flowing into the golf course drainage under the existing bridge on the 9<sup>th</sup> fairway of the Iron Horse Golf Course. The developer of Shafton Companies and the owners of the land, Henry and Betty J. Coulter, will remain responsible for any damages to the golf course adjacent to their land due to silting or erosion of the golf course caused by storm water. They will be held accountable until the final completion of development. The committee also recommends an Escrow Reserve Fund to be established for the desiltification of all water features in Summer Tree Villas.

Charles Lewis III motioned for approval. Mike O'Connell seconded the motion. All in favor.

Jim Dickson made a motion to adjourn at 8:00 p.m. Bobby Davidson seconded the motion, which carried unanimously.

Respectfully Submitted,

Ann Field  
Community Information Coordinator