

IRONHORSE

Golf Club



GOLF COURSE COMMITTEE

October 26, 2000 Meeting – 5:30 p.m.

Committee members in attendance were Dick Fuller (chairman), John Campbell, Bob Reid, Mike O’Connell, Dave Fearis, and Mike Gill. Parks and Recreation staff included Chris Claxton, Julia Brickman, Pete Spratlin, and Matt Roberts of IRONHORSE were also in attendance.

The meeting was called to order at 6:10 p.m.

Mike Gill made a motion to approve the minutes of the September 28th meeting. The motion for approval with corrections was seconded by Dave Fearis and carried.

I. General Operations Report

Dick made a recommendation to the golf course and to the planning commission to accept the Summertree Villas Phase II Platt as long as, it is okay with the planning commission, they build an approved fence along the property line, they maintain a twenty-five foot set-back (no build area) any area between fence and golf course property line owned by Summertree Villas is maintained by the Homes Association of Summertree and the developer agrees to provide an as built survey with the property line relative to the golf course. Developer also agrees that if the golf cart paths encroach on the developer’s property, the developer will deed sufficient land to the City to eliminate the encroachment.

Dick made a motion, Mike O’Connell seconded the motion. The motion passed unanimously.

Pete stated that he is estimating October revenue projections to be 15% over budget. John asked about the expenses. Pete said his budget is on target. The facility is estimated at 10% under budget YTD.

II. Course Update

Pete informed the committee about the golf course conditions. He said everything is looking good. Everything that was damaged during the drought looks like it will be okay. The Zoysia is turning quickly. The roots on the greens are dropping. On number six, the problem area was burned. Pete reseeded it and resodded it. It has been six weeks and is looking good right now. It is no longer roped off and it is being played on.

We are taking advantage of the weather, clearing leaves, projects with drainage, landscaping etc. We are putting in 5,000 bulbs this fall.

The Snyder Brothers are irrigating Bell Drive. They will be moving next to the thirteenth tee and begin work on the cart path, thirteenth Tee Box, and the steps on the third blue tee box. They are using railroad ties and not the rock. They will paint some type of abrasive on the railroad ties and have handrails.

A discussion was held about the Jim Riffe Home. The Snyder Brothers will raise the tee box and we will move the cart path. He also wants us to raise the drain level to his yard. We are currently not going to do anything until he decides what he's going to do with his property. He needs to come to the committee with requests.

After the big rain last weekend, debris flooded onto the number ten Fairway. They on fourteen the contractor already ripped part of the bridge, we will have to do the other side. They were supposed to put in boulders and to slow down the water, they have done some of this.

Pete is pleased with the construction. They have cleaned up their area and even swept the grass. Dick asked if the closing of Nall and 151st Street has effected us? Pete said the road being closed has aggravated some customers. Pete said the 151st intersection would not be open until at least March.

Pete had a question concerning trees. On the East Side of number eleven, there are two houses without fences. The homeowners want to put trees on the golf course property in order to keep their backyards open. There is no irrigation in the way and aesthetically the trees will look good on the course.

Councilman Mike Gill asked if the trees would survive. Dave asked who is going to water them? Dick said the reality is if the homeowners are going to pay that much to buy them, they will also water them.

Dick said the question is do we want to allow someone to landscape our course under our supervision? Pete said the course would look better with the trees.

Dave said he doesn't like trucks coming onto the course. It can also snowball into bigger problems. What happens if they die or if someone else wants to do this?

Pete said there is a long-term tree-planting plan that he would like to get started on sometime in the near future. Councilmen Mike Gill asked about taking a contribution and then we control all aspects of the trees. John said we could still control all aspects of the trees and stipulate that the homeowner is responsible for any damage to the course, and Pete will not be responsible for maintenance of those trees. Mike O'Connell said he likes the idea of donating money and we plant and maintain our trees and they would be our property.

Councilmen Mike Gill said if they are responsible for everything and add stipulations, then it is okay for the trees to be put on the golf course.

III. Update on Use of Wastewater Effluent

Pete passed out a letter from Paul Vermeulen.

On October 18, a meeting was held with wastewater at IRONHORSE. John Metzler had some concerns and thought there were some requirements from KDHE. Pete said KDHE said it is okay for us to do it. Now a meeting with Phil Gibbs will be set-up to discuss pump operations.

The meeting got the ball rolling with the wastewater plant. It was also an opportunity to follow up on the easement / road / fence.

Councilman Mike Gill suggested having a timeline agenda of things to do, deadlines for us to do them by and for the wastewater to do by next spring. We also need to get the easement done.

John asked if there is an advantage to tie into the line or getting the discharge? Pete said you do not want to tie into the line. The water is free once it is discharged. The main problem is the pump will be located on the wastewater's property.

John's then asked what is the time line once it is approved? Pete said the pump is exactly the same as the one in the park, besides the size. It will take a year to put in, not including what water treatment wants to do.

Chris said she will follow-up on this issue.

IV. Management Transition

Dick acknowledged Councilman Mike Gill, Chris Claxton, and Jim Dixon for getting the final negotiations process concluded. Chris handed a sheet to the committee with explanations of the management transition process.

All of the employees know that their jobs are secure. Their vacation time, 401K's, etc. will roll it over into the new management company.

Matt hired someone to replace Heather. Karen with Watt's Catering will be using the building for her catering events. IRONHORSE will keep all the revenue from the bar and a percentage of the food. Councilman Mike Gill said the contract needs to go through Patty Bennett for review.

Everyone is happy with the accounting software installed at IRONHORSE. There is new software for revenue. All of the information from the past several years has been backed up and will be able to be uploaded into the new software. The front office will keep the same software and we have extended the contract. The back office will use Quicken.

Dick asked if we are in control of our bank account. We are.

Dick asked about the liquor license? The liquor license will go under Shane's name.

Chris said if she does not hear from EAGL by mid November, she will contact them to discuss the transition process.

Dick Fuller recognized that Bob Reid is going to be inducted into the Kansas Golf Hall of Fame. He has served in Kansas City Golf for the past 38 years. He and Chris will attend the induction ceremony.

Mike O'Connell made a motion to close the meeting. Dave Fearis seconded the motion. The meeting adjourned at 7:48 p.m.

The next meeting will be Thursday, November 30th.

Respectfully submitted,

Chris Claxton
Director, Parks and Recreation