

IRONHORSE

Golf Club



GOLF COURSE COMMITTEE

November 30, 2000 Meeting – 5:30 p.m.

Committee members in attendance were Dick Fuller (chairman), Councilman Lou Rasmussen, Charles Lewis, Bobby Davidson, Mike O'Connell, Dave Fearis, and Jim Dickson. Also in attendance were Parks and Recreation Director Chris Claxton, Julia Brickman, as well as Pete Spratlin, and Matt Roberts of IRONHORSE. Guest speaker Mr. Gibbs from Continental was also present.

The meeting was called to order at 5:49 p.m.

A motion was made by Jim Dickson to approve the minutes from the October 28, 2000 meeting. Mike O'Connell seconded the motion.

Councilman Lou Rasmussen made an amendment to add, the covenant running with land commitment. Councilman Lou Rasmussen spoke with the planning commission to make sure that is part of the approval.

Minutes have been approved as amended, and passed unanimously.

I. Pump Options / Effluent Water Use – Phil Gibbs

Mr. Gibbs brought plans for the pump operations. He called John Metzler at Waste Water to let him know what he is planning. Mr. Metzler said he would talk to Topeka for their review.

Mr. Gibbs showed plans for the wastewater easement. When they built the line originally, they had to bury the line three to four feet under the railroad tracks and three to four feet under the creek. He thought over time there would be enough silt in the water, so he installed a clean out system. Currently, they are covered up, but are still there.

The out fall of the creek flows more now than when they built the golf course. Originally they did not have enough water for them. Now there is approximately 1500 gallons a

minute running out of the creek. We are downstream from the waste water out fall. He suggested putting in a pump station with an out fall station to suck water out of the creek. We would also need to put in a pump with a valve to keep it from flowing back into the river.

Another suggestion is to use an electric pump that can pump 800 gallons per minute. They could put in a flex pump into the creek. The pump would cost approximately \$17,000 – \$18,000 for the pump. Another alternative is to put in a power pole and run a pump from there.

Councilman Lou Rasmussen asked what rate would the electric company charge? He said keep that in the back in your mind and be careful.

Mr. Gibbs said that one of the advantages of this pump is that you can remove it and put it into storage when it is not needed. You could buy the pump for under \$20,000. We would need someone to dig a hole and the electric company will need to put in a meter. Mr. Gibbs said the engineering fees would cost approximately \$5,000 to \$7,000, plus another \$10,000 for digging the hole.

It is also an option to use the pump for other areas in the city as needed.

Mr. Gibbs suggested putting in a flexible hose to suck water into the pump. Pete asked if there is back flow prevention. Mr. Gibbs said yes.

Councilman Lou Rasmussen asked if there is money in the fund. Chris said there is contingency money. Dick said they advised the Council before and Councilman Lou Rasmussen did bring it to their attention. The money could come from general fund or somewhere else.

Councilman Lou Rasmussen asked the timeline of installing the pump. Mr. Gibbs said you can get the pump within a month, digging the hole would take another month. For completion of the project it would take approximately two to three months.

Councilman Lou Rasmussen said we couldn't guarantee this summer is better than last and he advised the board to have the pump installed before May 2001.

Dick said, hopefully we will not need to use the pump for five years, but we may need it before then.

Mr. Gibbs said the pump requires 480 volts. It is not a pump to use where ever you want. Dick asked if this is a pump the city could also use and if we could share the expense with the city. Councilman Lou Rasmussen asked if they are able to use 480 volts plugs at the park. Mr. Gibbs said it takes a special plug.

Mr. Gibbs said it is better for the pump to be stored in a maintenance facility. Mike asked how long it would take to put in the pump, after it is installed. Pete said it would

not be a problem and as long as it is being used, it can stay outside and is weather resistant.

Mr. Gibbs said they are made to be outside. He said the Casino's in town use them for back-up systems in the river and keep their pumps outside all the time.

On Monday, Councilman Lou Rasmussen will propose to the city council to authorize construction of the pump at an estimated price of \$50,000.

Mr. Gibbs said it depends on Waste Water District #1, and Johnson County Waste Water and what they require from us. Most golf courses west of Topeka use effluent water on their courses. His concern is the constraints that Mr. Metzler might put on us. It is our right to use that water. It's a concern that he might try to stop us using the water for environmental concerns. Mr. Metzler has asked for a plan. Mr. Gibbs said his next step is to send him the plans and a letter.

Councilman Lou Rasmussen asked if the appropriate procedure is for him to add to the City Council's agenda to approve the proposal from Continental Engineering and give authority to proceed. The question will rise whose budget it will come out of. Councilman Lou Rasmussen will get with Peggy and Kathy before Monday to discuss the budget.

Jim said that Mayor Dunn did an excellent job representing us and setting up the meeting with Waste Water. One thing that Mr. Metzler brought up was the original concept of putting in a sump pump. He doesn't know that our outake will always be there and he thought it was not a good idea to sink a pump in that location. Jim suggested talking to the city administrator before bringing it to council. Councilman Lou Rasmussen said he agrees with getting everyone involved. Mr. Metzler said you could only use it for only tees and not on the greens because someone may put it to their mouth.

Dick Montgomery with health and environment said there are no rules or regulations to prohibit the use of waste water and once it hits the creek it is creekwater.

Chris asked about the easement. Councilman Lou Rasmussen said we ought to look at the terms and conditions of the easement.

Dick said the advantage is that the pump is not permanent. Dick suggested having Mr. Gibbs speak with Mr. Metzler since he has a different relationship with him than the city.

Councilman Lou Rasmussen made a motion for the Committee to authorize Councilman Lou Rasmussen to discuss with the Mayor and Kathy Rogers the concept of spending up to \$50,000 for the installation of a portable pump for the purpose of removing effluent water out of the creek and into the pipe. It is also suggested for Councilman Lou Rasmussen to contact the city administrator to let him know what the plans are. Jim seconded the motion. Motion was made and carried unanimously.

Bobby made a comment about Pete's space crunch in his maintenance facility and finding room to store the pump. Pete said something would have to be moved out of the storage area to store the pump in the maintenance facility. Bobby asked the cost for adding on to the shelter, or building a shed. It was suggested to set a four by eight sheet on the ground to set the pump on it. Pete said there are other ways that we can protect it outside.

Dick said his concern is there would not be enough water running out of the creek.

II. Update on the Bridge

Chris sent a general letter to Mrs. Grable asking her to set-up a meeting. Mrs. Grable has not responded to Chris. Pete said he has also tried to call her several times. Now, it is a simple matter of moving the bridge. Originally it was thought to be on Mr. Simpson's property and hers. But it is located only on her property. Dick said if the property is not in danger of being bulldozed by Mr. Simpson she might have decided to drop it. The bridge was going to be moved to number eleven. Chris said she would follow up with Mrs. Grable again. Chris has the feeling that she is intentionally avoiding us.

Chris told Mr. Riffe they were going to move the cart path. Pete and Chris conferred. Mr. Riffe wants to know when they would move the path, it was scheduled to be moved by November. Chris called Mr. Riffe to let him know that he needs to come to the golf committee to discuss his plans. He also asked when we would move the fence. The fence is set back from the property line and it was the builder not the city. Mr. Riffe did speak to Chris last week and brought her a plot plan and the rendering for what he wants to do with the wall. Chris said it is unlikely the retaining wall would be approved. His neighbor said she is concerned that he will be able to build the wall on the no build area and she was not allowed to build her deck there.

Mr. Riffe went to the BZA and got a variance about his yard. Dick asked how much? No one knew. Chris said she was not receiving any of the notices and he is encroaching on the easement on the North and West Side. On the North side he is only 12 feet away. The BZA must have given him a three foot variance. Bobby said he is concerned because the black tees are on top of the hill and it is a dangerous situation.

The golf subcommittee met and reviewed his plans to build a four-foot boulder wall, it would be in the twenty-five foot setback. It was recommend to decline his proposal

Mike made a motion to recommend to the golf course committee and the planning commission that the golf course committee realizes this request from Mr. Riffe is nonconforming with the easement and we do not recommend approval of encroachment on the easement. Charles seconded the motion. The motion passed unanimously.

Councilman Lou Rasmussen said we could not grant a variance. On number eleven the committee considered it landscaping not a retaining wall. However, Mr. Riffe looks at it as a retaining wall.

The cart path was moved and has been open since last week.

V. Bell Property Easement

Their attorney said the city promised it to them five years ago and if we did not grant them the easement they will sue us. Patty suggested to give an easement on the North side, of fifteen-feet and the fence would be on that property line. Dick asked Pete how much land he would have and if he would be able to move his equipment. Pete said fifteen-feet. Dick asked what if the creek moves. Pete said it is the lowest part of the flood plains and if the creek washes, there will be very little water, and we would have to stabilize that corner.

Chris said they have a drainage problem that needs to be fixed before planning will approve them.

Patty Bennett said the intent was very obvious and she thinks they have a good case. Mike suggested putting a bridge over the creek bring our equipment over over the creek. Pete said that would not work because there is not enough room to put in a bridge. Pete said it would be cheaper to ripwrap that area now. Bobby said the original agreement is for them to build a lot there. Now, not only are they taking our land but effecting our golf course. Why don't we make a deal to stabilize the other side of the creek. Basically we are giving them the rights to use that land and excluding our rights. Chris said this was discussed. Pete said they would give us property on the North end and then he can access number ten from the road. However, that does not solve the problem with the creek, in regards to future erosion.

Chris suggested day lighting the area to the creek, ripwrap the area and stabilizing the bank.

Bobby suggested going to Mr. Bell's representative and going to the subcommittee and submit their plans and details. Dick said we need a plan that shows the location of the fence and the relationship to the creek.

Councilman Lou Rasmussen made a recommendation to the golf course committee to make a recommendation to the City Council that they request public works not to issue any permits until the golf course committee has reviewed the plans.

Bobby wants to put it on the February agenda relating it to the rest of the course.

Chris said the biggest complaint came from the neighbors. Mike said he wants to know if they are able to build a house there. Dick said our only concern is that we are able to

access the course with our maintenance equipment. Our recommendation is that the BZA does nothing to impair our access.

Bobby seconded Councilman Lou Rasmussen's motion. The motion passed unanimously.

VI. Wastewater Easement

Chris said we are waiting to get the fence bid that is still out. They have some new specifics for the fence that were not part of our original bid specs. They want a six to seven foot chain link with a top bar and bottom bar. Chris said if they build their own fence they may not build to the same specs. Chris is conferring with Lisa Wetzler on the agreement language. Councilman Lou Rasmussen asked if the County Administrator knows this.

Chris has been updating Mayor Dunn and is dealing with Lisa Wetzler. The letter says the city will build the fence and a gate. There are no specifications but the fence specs need to be approved by the County.

Chris is waiting to get the piece back from Lisa and then update Mayor Dunn.

VII. Course Update

Pete said the golf course looks good. We took the irrigation system off line two weeks ago but have started using it again to water, because we are dry. The line on Bell Drive is working and the cart path is finished. They have poured a pad for the grill and poured a path next to the driving range. The greens are in great shape. The golf course is in great condition. Dick asked how the green on six is holding up. Pete said it is doing great.

Councilman Lou Rasmussen asked about the trees. Pete sent a letter with our conditions to the company that would be installing the trees. The installer then gave the conditions to the homeowners. He has not heard a response from them. Dick asked when they are going to put in a fence. If they are not going to plant trees, they need to install their fence. Pete said he would call the homeowners in the near future about installing their fence.

Chris asked when they are going to put in the fence. Pete said we have a bid and have removed trees in that area.

Bobby said that a keystone wall was not used on number 14 by HNTB which is what they said they would build us. The wall they built is a poured etched concrete wall. Bobby said we took out six old big trees in order for them to build the wall.

Pete said he is going to watch their landscaping closely. Councilman Lou Rasmussen asked what we are going to do about this? Are we going to planning? Chris said she would talk with Joe to find out what was permitted. Chris suggested putting a facade on it. Pete said they cannot because of the way they built the wall. It has been treated, but not painted. Dick asked what type of recourse we might have.

VIII. General Operations

Heather, the former Food and Beverage Manager moved to Orlando last week. She booked many holiday parties before she left. There was a concern because of the transition to the new manager. Because of the concern, Karen Watts joined with Heather to handle the people that have already booked the events.

Navarro Purefoy is the new Food and Beverage Manager. His experience has been with hotels, banquets and catering. He worked a week with Heather before she left and has gone through inventory with Matt.

The new business plan is at the printers. Wednesday, December 20th they will be at the City Hall or the clubhouse available for pick-up. The business plan will be similar to the plans in the past.

Matt gave a recap and summary of this year at IRONHORSE. There have been 38,000 paid rounds as of now. Our gross revenue is approximately \$2.516 million, \$171,000 more than last year, we hit an all time high for golf course.

We did new membership drives and were successful with \$90,785 in raw membership sales. We netted \$56,395. There were discounts for conductors club, gifts, ect. They also brought back the Engineer Club for the practice facility. They sold 38 memberships for the practice facility, which included juniors, families, and couples.

There have been 490 new members this year. We ended the year with three-hole sponsorship which equals \$30,000 total in sponsorship.

Bobby asked if we ever found out what was dumped in the lake. Pete said they did not.

The prime rounds hit budget this year. The resident rounds were 1800 rounds over budget. That means we had a lot more residents playing this year. Dick asked the percentage residents play. Matt said residents play about 12 – 14 %. Also, the twilight rounds were 2500 rounds over budget

He handed out the budget report through October 29, 2000. We are going to be at the 38,000 rounds, but \$300,000 under budget because of green fees and golf carts on prime-time rounds (Monday through Thursdays).

Matt said, back in June and July when we were down, but Matt thought they would be able to make it up, but they were not able to do so. They were down about 4,000 non-prime rounds, which was approximately \$240,000.

Back in June and July when he thought they could make it up, through ads, direct mails, and coupons targeting Monday through Thursday mid-day situations. Part of their options would be twilight play and that is why the twilight rounds were up. It has been the non-prime rounds that kept us from recovering the loss. We are trying to figure out a good plan of attack to capture the non-prime rounds. Another factor effecting IRONHORSE was the heat, and some competition such as Sycamore Ridge.

Councilman Lou Rasmussen said your net income is \$100,000 better that last year. \$200,000 could be from trying to build up our capital reserves.

Matt said we are trying to attain AP reports from Dallas to give us direction on the next three months. That will be part of the transitional stage. We are concerned that the revenue is down but we should be able to pay our bills.

Councilman Lou Rasmussen said our operating reserves instead of \$200,000 would be \$100,000. Our cumulative cash flow is adversely effected at the end of the year. Our debt payments are \$531,426. Councilman Lou Rasmussen said if we will our debt service, lease service, and \$60,000 for operating, our operating reserves will shrink.

Jim said our new managers will be more in control over purchasing and have closer information than before. He told Matt to closely watch their expenses. Also, we really need to take care of our customers. Our course is in better shape than last year. Matt will have a challenge to market the course for non-daily people.

Matt said, now we need to focus on our non-prime events. That is were we are currently suffering. He is happy with our number of prime rounds. The other two factors that hurt us the most are the competition with other golf courses. Matt has spoken with Falcon Ridge and Tiffany Springs and they are in worse shape than we are. Our focus will be on customer service and details.

Councilman Lou Rasmussen said he wants to talk to Kathy about finding capital to help pay the bills for the next three months. Charles asked when Pete would need the pump.

Dick said the pump is a fairly common item. We do not have to buy it right now and could wait until spring.

Councilman Lou Rasmussen asked if we had the concrete pad and the electricity, could you rent the pump?

Jim asked if we would make our second \$60,000 payment to the city. Chris said the first \$60,000 has not been transferred. Kathy has not authorized to pay it.

Matt said we are \$100,000 ahead of last year, but \$200,000 under projections. Jim said when Matt sets up the books for next year, to have a committee look at the net income so everyone can see the budget throughout the year. Currently Evergreen has been controlling the cash flow, not Pete or Matt. With EAGL they will have stricter control of cash flow and the expenses paid out.

Matt said, a new bunker, new equipment, offering good customer service, and a bigger customer base are a few of the great things IRONHORSE has done this year.

Jim said this is going to be a record year and the guys have done a great job. Matt said having the residents up 1800 rounds is significant. Bobby said the golf course is at near maximum capacity. He asked if there are other areas to maximize during the next year? Matt said the non-prime times is what we are going to focus on.

Jim said if the golf course will continue the same as last year, it will be great. We raised our fees and almost filled our golf course.

Charles said the biggest concern we will ever have is Mother Nature. IRONHORSE budgeted \$125,000 for water for next year.

Bobby asked if we have enough money budgeted for marketing, to compete with the new courses.

Pete brought the covenants for the lots in IRONHORSE that Chris asked him to get from the courthouse. He brought IRONHORSE Estates and the Hills of IRONHORSE; he could not find anything for the Reserves. The Homeowners Association (which is the original builder) is in charge of writing them.

Jim made a motion to adjourn, Charles seconded the motion. The meeting concluded at 8:08 p.m.

The next meeting will be held on January 4, 2001.

Respectfully Submitted,

Chris Claxton, Director
Parks and Recreation