

# IRONHORSE

## Golf Club



### **GOLF COURSE COMMITTEE**

#### **March 22, 2001 Meeting – 5:30 p.m.**

Committee members in attendance were Dick Fuller (chairman), Charles Lewis III, Bob Reid, Lou Rasmussen, Jim Dickson, Mike O’Connell, Dave Fearis and Bobby Davidson. Chris Claxton, Parks and Recreation Director, Julia Brickman, as well as Shane Gardner, Matt Roberts, and Pete Spratlin of IRONHORSE. Guests included Joe Johnson, Director of Public Works and Mike Smith, resident, was also in attendance.

The meeting was called to order at 5:53 p.m.

A motion was made by Lou Rasmussen to approve the minutes from the February 15, 2001 meeting. Mike O’Connell seconded the motion. The minutes were approved unanimously with the amendment of page three; paragraph four should read Don Bell, Jr. instead of David Bell, Jr.

#### **I. Discussion of Storm Water Issues**

##### **A. SMAC Funding – Creek bank**

Joe Johnson handed out the Blue River Watershed study. There are several homes within the area that could flood today or in the future. About a year ago, the county did watershed studies of Tomahawk Creek and other watersheds in the county. He brought a map of Coffee Creek, Camp Creek, Wolf Creek, Blue River and Negro Creek, which showed the 100-year flood plain. The last FEMA study was done in 1991.

Joe showed several houses on the map that have the potential to flood today and in the future, houses that will not flood today but could flood in the future when the watershed develops, and houses that will not flood today or in the future. There is a house along number 10 that is in the flood plain.

Joe estimates that the channel improvements will cost 1.5 to 1.8 million dollars for 1200 feet of channel improvements. The project might be eligible for county funding. The first step in the process is to fill out the application form. Once accepted, the city would hire a consult and do a PES, then send it to the county. Next, the project would go to a funding list and would compete with the other communities in the county. When the

funding is available the city would be to contacted to decide whether or not we want to make the improvements. Joe estimates the city would be available for funding in 2004.

The improvements will take care of the flooding of the homes and stabilize the channel along thirteen and around fifteen. The improvements will not affect the greens but it would be necessary to tear out some trees. Part of the funding includes new trees.

Joe stated that we would look at starting construction late in the year and continuing during the winter. The only problem would be the excavation along the thirteenth hole. The hardest part would be how to access the area.

Jim asked if we would need to put in new bridges. He also said the construction would impact our revenues. Joe said part of the process would include consulting with someone that works with golf courses and to do specs on dirt, grass species, etc. He also said the Golf Committee would have input throughout the process.

Jim discussed the wall along fourteen and how the committee had input on the construction of the wall and when the wall was completed it was nothing that was discussed. He has concerns that this project would also turn out the same.

Joe said this will be a Leawood project and totally managed by Leawood, Pete, and Shane.

Lou said the only unanimous recommendation from the council is if it concerns public safety. He does not agree with providing money for homes that were built within the flood plain. He also questioned whether we would be protecting city owned property. The next thing that needs to be made clear is the golf players at IRONHORSE would not be responsible for any payment of this project. We also need to recognize the cash flow will probably turn negative and as a result he does not want golf players to have to pay for any part of the improvements. Plus, we would need to negotiate with the management because their fee structure revolves around revenue.

Lou said someone would need to make a presentation to the City Council. We need to determine what effect it will have on the golf course. He said the major downside is the negative cash flow. He does not want the council or golf players to pay for this project.

Joe said this project would also address the erosion that will affect the golf course along thirteen.

The county will fund the flooding issue not just the erosion. The project that is identified here will take the houses out of the flood plain. These houses were built not knowing they were in the flood plain. The FEMA map only shows the flooding that can happen today and not in the future.

Lou said the financing from the county is limited to the bare bones. That means if you want any aesthetics, the city will have to pay for it. Lou said Joe's estimated cost is

underneath budget because it is purely speculation, almost everything costs more and will take money out of the taxpayers' pockets.

Dick asked why we would want to do this project? He asked if there are five homes that would need to be removed. Joe said you would have eight homes now or in the future that would flood. This project would make sure they do not flood now or in the future by widening the channels.

Dick said what if we decide to do creek stabilization with rock etc. Lou said the City Council would look to the Golf Committee for recommendation if this will be a valuable project to more than one homeowner.

Bobby recommended budgeting for the improvements in the future. He said this is a public safety issue, if the houses flood it affects other people. Lou said from a factual point of view, it has to affect the streets and people evacuating the area. The county will pay for 75% of the funds and the city would have to pay the remaining 25%. However, the 75% is just for the bare bones to fix the problems. We would have to pay the 25% plus fund money for aesthetics.

Joe stated the banks would be wider and terraced. You could bench the creeks so people are able to walk up and down the banks.

Most of the options would be grading, engineering, vertical slopes, stack stones, or stack blocks. You would go through alternatives for the county to review and Leawood would have control over what we want to do. We would state before the project starts that since we are on a golf course we would need certain items to be approved as an eligible cost.

Lou asked what benefit is there to the taxpayers of Leawood for this project? Chris asked if you opened the channel in that area does it relieve other areas besides the areas that are worked on? Joe said where you end the improvements you will still have erosion and potential floods. The only place that will be affected is where you made the improvements.

Charles suggested Pete talking to Marc Anderson regarding Brush Creek and what we are doing. It is a no win situation for anybody. Joe cannot answer the big question, how much is it going to rain? He thinks what we have done is sufficient. It is an attempt at the amount of money we originally talked about. We told the county we do not want their help because it would actually hurt us. Lou said the question is who is going to pay for the city's percentage. Will it be the golf players or the city at large? He does not feel that it should be the golf players. If we say the city at large than we how do we get the council to pay for them?

Bobby stated in our five-year budget plan we have \$150,000 put aside for creek bank stabilization. Chris said the city has \$400,000 budgeted for the CIP in 2003. However, it is not guaranteed. We are currently discussing who will pay for the debt.

Bobby said we have already addressed the creek stabilization is a priority. He stated the Blue River extends to the east side of the fairway on thirteen, on the thirteenth green, and around twelve, it will also impact the bridges. Jim said the whole golf course is built in the flood plain.

When we built the course we knew that it was in the flood plain. This issue is between the landowners and the city on whether the homes should have been allowed to be built there. It is not the fault of the golf course. He thinks it is the homeowners and builders mistake or the city is at fault for allowing the houses to be built in the flood plain.

Bobby said there is major erosion that is affecting people and their backyards.

Mike Smith, resident, said the golf course has actually helped the water flow. He built his home eleven years ago and the FEMA maps at that time were bad. He said there was a surveyor error that the city or developer did not know about. He questions the water surface elevation in the report, he thinks they are higher. He said you will not get money for just the golf course but you will with the homes in danger. He said it will be beneficial to both and this would be a good opportunity to take advantage of this money that would help the golf course and the homeowners.

Jim said we have had substantial amount of time because Don Bell, Jr. wants to place homes in areas that are at risk. He feels the city has departments and committees that are to negotiate and authorize building and developments. We are not at the root of the solution to this problem. He said Bobby has a vested interest because he lives in that area. Bobby said everyone has a vested interest because it affects the golf course. Jim said it is the city's fault why this was built or not.

Lou said the Golf Committee should make it clear that the golf course players should not pay the cost associated with whatever decision is made. Also, we need to recognize that we need input from our management company and we want to make it clear that if we are affected by negative cash flow problems we are not expected to make it up.

Dick said he has empathy for the homeowners. His concern is if the course could be shut down from delayed construction. He said part of the creek area is in Overland Park will that impact us in any way? Joe stated Leawood has done joint projects in the past with Overland Park.

Mike Smith asked if there are any liability issues, do we need to notify these homeowners? Joe said FEMA would notify them. Bobby said we also need to look at how many days is the course effected because of floods. Jim said he thinks if they did this project they would be able to open the course more quickly and it would help keep the fairway dry.

Charles said we have already agreed that the golf course will take care of the erosion in the banks. Bobby said that is his point as well. We are discussing two totally different ways to take care of the erosion.

Lou recommends for the Golf Committee to recommend to the City Council for this project to be directed to the Public Works Committee with the following stipulations; the enterprise fund will bear no cost associated with this project. Such costs would include items such as cash requirements to accommodate no play days, any costs contributions differences with Orion and this list is not all encompassing. Jim seconded the motion.

Bobby amended the motion by saying we are “supportive” with the caveats. Charles seconded the motion. The motion passed unanimously.

Joe said Pete and Shane could be involved with the Public Works Committee. Dick’s concern is if we can determine when it will be developed? Joe said yes, the city would be in charge of it and Pete and Shane will be highly involved.

Bobby said we could be missing an opportunity with the county to get these creek banks stabilized and we may be missing an opportunity to help out families and citizens in Leawood.

Charles asked if this project would guarantee that the area would not flood. Joe stated, no it is not guaranteed.

B.

Joe displayed a map showing the property that is not developed along 151<sup>st</sup> Street and how it affects the golf course. He said 95% of the watershed has been developed. He left a message with Overland Park to look at the following options regarding the wall along Nall: Can they paint the walls? Can they clean the bottom of the box? The side slopes are stabilized but the bottom is not stabilized. Are they able to go down by the bridge and stabilize it there? He said the city could pay for it and then later send them the bill.

Lou asked what our agreement was with HNTB? Joe said in regards to the wall, originally they were going to put in concrete walls. They also thought about doing a keystone wall. Another option would have been a form liner that would last longer.

Bobby said he remembers the plans showed a keystone wall. The committee wanted a keystone wall because you see the wall from the golf course. We settled for a rock wall or keystone wall. We definitely did not want a gray, concrete wall.

Chris thought we had two different meetings. Lou asked if we could go back to HNTB and say they did not do what they said they would do?

Joe said the rocks you see on the side were also on the bottom. We were supposed to have large stones by the box. He told Overland Park they need to fix the problem and they need to clean it up.

Bobby said they were told the rock would be put in at an upscale angle. The increased volume would be slowed because of the rock. Chris indicated the committee was

concerned with the distance of the box and the bridge. She said the plan she has shows a fin wall.

Dick asked if we need to ask permission to paint the wall? Joe said we could paint it. Bobby asked if we could get them to paint it. Joe said he would check into what was supposed to be originally built and what we have now.

## **II. General Operations Report**

Matt reported they sent out the financial report through email and encountered some problems. He is going to look into the problems. He handed out the detailed income statement and cash flow.

He reported, at this time we have sixty-seven Triple Crown Club Memberships, and ten Engineers Club, which is down from last year. They are going to start with direct mailers and greater customer awareness on the phone. Thirty-eight Engineers are now Triple Crown Members and they have seventy Conductors Club Members. The outing booking is at 50% – 60% of where they want to be. Last year at this time we were around 65% – 75%. He feels there is a lot of competition that is impacting the course.

Brian Wilson is the IROHNSHORSE Tournament Sales Representative. He has contacted previous tournaments and is contacting new banks and businesses. Matt is also speaking with David Garcia.

Matt stated that the rounds are down because of the weather but the revenue is nice because of memberships. He said 5% – 8% of the Triple Crown Memberships are paid in full. The remaining balances will be paid the second half of June. The merchandise sale is also going well. They have new range balls and pinnacle practice balls. He said the range has been very busy.

Lou made a motion to accept the income statement and congratulated Orion for the income statement. Charles seconded the motion. The motion passed unanimously.

## **III. Course Conditions**

Pete reported the bare bones minimum for the creek stabilization along thirteen would cost \$450,000. He estimates that 1.8 acres of the golf course would be removed.

Mike O'Connell said he is in favor of the city spending the money on a study to find out the cost to stabilize the creek for the entire golf course. He sees public safety and the integrity of the golf course as two separate things.

Previously, Phil Gibbs said it would make more sense to put the \$25,000 in study money into the creek. Mike O'Connell said he wants to know how much the project would cost, and then we can get SMAC funds, bonds, etc.

The entire golf course is now complete. So now it may be time to have a study done for the creek stabilization.

Pete reported the golf course is looking good but wet. The main thing he is doing is mowing the greens two to three times per week. They have fertilized twice. Pete said their root system is one of the best in the city.

Pete stated they planted twenty-two large trees on the golf course. They put in two huge trees on the three fairway to the Southeast of the Cottonwood. If the Cottonwood falls, he plans on it falling into the creek. The trees he planted were Pinn Oaks and they were thirty-five feet tall. They are planning to put in a total of seventy-seven trees.

Ron Adrian wants to give money towards purchasing more trees along eleven. Pete made an agreement for him to sign if he is interested.

Pete said they are responsible for the fence. The expanse of land between the eleventh green and across the land is owned by the city.

The Rife house fence is still not up. Pete has been trying to call him, but he has not returned Pete's calls.

Pete said the estimate for the fence is thirty dollars a foot. It is a painted fence, with plastic tips.

Two weeks ago, the house west of sixteen facing the thirteenth green, cleared brush out of the area. The homeowner, James Nibbon, cut everything down on the golf course next to his fence except for six to eight trees. He left the trash for Pete to clean up. David Binckley told Pete to call the police. The police counted the trees and charged them \$10 a tree which ended up to be a felony, over \$500. Neither David Binckley nor Patty Bennett has talked to him. Chris is waiting for the police report. Mr. Nibbon called and admitted trespassing. Chris said if the brush is evidence then we do not want to remove it. Pete said they have records of what his crew has removed and the date. Pete indicated that the area would grow back. Chris said she will follow-up on the issue.

Dick asked about eighteen. Pete said it slid again this week. He wants Joe to take a look at eighteen and give him suggestions. Pete thinks it is seepage problem. He also noticed a problem on the tee on seventeen, there is a lot of water coming out of that area. Pete said he is going to have to put in several drains.

Chris read previous notes regarding Mr. Simpson's property.

Chris and Diane met regarding the fence and jog. He does need a permit to relocate the fence and to add an additional fence. They pulled the Plat maps, which included the resolutions for the replats on the Estates of IRONHORSE. In October of 1996 they changed the Estates of IRONHORSE deviation to the front setback of thirty-five feet. It had gone to the Planning Commission to change the set backs to fifteen feet to the rear

and to thirty-five feet to the front The Council Meeting overruled the Planning Commission.

Dick said there was a few lots with setbacks of fifteen feet and Scott was supposed to go to the lots that would have that. Mike said they agreed to those twelve lots. Mr. Simpson then withdrew.

Chris read previous notes regarding Mr. Riffe's lot. The variance report was approved.

Lou told Chris to listen to the City Council tapes. Bobby said we could still have a no build zone

Bobby asked if we have a twenty-five foot no build zone do we still have an easement? Chris said we could do a title report on both of the homes.

He needs to understand that he needs a permit to do the fence jog. Bobby would like to know what is going on with the Platts.

Chris said the resolution 1386 states laws with retaining walls can encroach into the setback by ten feet.

The next meeting will be held on April 26<sup>th</sup>.

Charles made a motion to adjourn the meeting. Mike seconded the motion. The meeting adjourned at 8:16 p.m.

Respectfully Submitted,

Chris Claxton, Director  
Parks and Recreation