

# IRONHORSE

## Golf Club



### **GOLF COURSE COMMITTEE**

#### **May 31, 2001 – 5:30 p.m.**

Committee members in attendance were Dick Fuller (chairman), Bob Reid, Lou Rasmussen, Bobby Davidson, Mike O'Connell, Jim Dickson, Dave Fearis, Charles Lewis III, and John Campbell. Chris Claxton, Parks and Recreation Director, Diane Binckley, Director of Planning, Julia Brickman, as well as Shane Gardner and Matt Roberts of IRONHORSE were also in attendance.

The meeting was called to order at 5:51 p.m.

A motion was made by Dick Fuller to approve the minutes from the April 26, 2001 meeting. John Campbell seconded the motion. The minutes were approved unanimously with the following amendments.

Councilman Lou Rasmussen stated at the last committee meeting they voted for the City Council to investigate the potential flooding conditions on thirteen.

Councilman Lou Rasmussen went to the golf course to look at the terrain. He was horrified to see people were still building houses in the flood plain. He stated the County Commissioners are allowing them to build in the flood plains and letting the county pay for removals as part of a SMAC project.

#### **I. Don Bell Property**

Chris introduced Diane Binckley, Director of Planning. She stated that Lot sixteen is a single, vacant lot owned by Don Bell, that we have been trying to resolve issues with for over six months. She said we are at a standstill and need to make a decision.

Diane gave an overview of the situation with Don Bell, he is currently through the planning prospective.

Diane stated that the situation started in 1993. Don Bell approached us after the golf course changed ownership. He asked permission to build one additional lot along number ten. The Planning Commission approved the survey and the City Council

approved a fifteen-foot easement in platting with the golf course. However, the course was never platted so the easement is not in existence.

Last year, Mr. Bell said he was ready to use the lot. At that time, we tried to Plat it then realized the lot had already been approved. There were some issues that were approved in 1993 that are not up to today's standards. We have tried to clean up those issues.

The Blue River watershed study shows that this house and the house next door (lot fifteen) are fully in the 100-year flood plains. The area upstream, the road and just North of the proposed lot would flood. Therefore, this is no longer a buildable lot. Mr. Bell also owns the property directly north of lot sixteen. The staff spoke with him regarding letting go of the lot. They spoke with Mr. Bell and Joel Shafton and suggested adding one more lot in Mr. Shafton's property. Mr. Shafton agreed to market the lot for him and it would be in the second Plat of Summertree.

Mr. Bell agreed to this and was thrilled. However, he feels that the City still owes him something. He does not want to pay for the engineer's fee. He would like to sell the south part of the property to the City for the same amount that it would cost for the development cost of the other lot. We could benefit by having more property for the golf course and have better access.

He went to George Butler Associates and got an estimate for the engineer's fee. Their engineer, Larry Horan, assured Diane that it would not exceed \$10,000 for the engineering of the lot. Lot sixteen is around 16,000 square feet and the street Sherwood dead-ends at the lot.

Jim Dickson believes they are saying if you want access to the golf course then you need to buy this property.

Bobby said when they engineer a lot, they have to do a second Plat, rezoning on the property, and go through planning to conform this lot. It needs to go to a RP4 to match the Summertree Subdivision. Diane offered to waive the application fees and to help expedite the process.

Dick asked who is going to pay for this? Lou stated the city.

Bobby suggested giving Mr. Bell approval to build in the Summertree subdivision if the deed is given to the City free and clear.

Diane said he has put \$20,000 into this lot and it is in the flood plain. Bobby suggested waiving fees but not paying for the engineering fees.

Lou said this lot does have a good view of the golf course and we have a difficult time getting access to the course. Lou recommends getting this if we need the access. Pete said don't buy it just for access. It's a great option to have more access but it is not necessary, especially at this cost.

Pete suggested giving Mr. Shafton an easement for maintenance access. Dick suggested having Mr. Shafton make a deal with Mr. Bell for the easement since there will be an iron fence put up in that area.

Jim reminded the committee that Mr. Bell gave us land and enhanced the golf course. Our preference would be to maintain access to the golf course along that site for our advantage. If the City wants to do something then that is fine.

Dick recommended for the City negotiate with Mr. Bell for whatever exchange they would like to make for the northern half of the lot. The southern lot would be deeded to the City.

## **II. Operations Report**

Matt reported that Memorial weekend was a great play weekend. On Friday they had 200 rounds, on Saturday they had 259 rounds, on Sunday they had 260 rounds, and on Monday they had 260 rounds. The weather was perfect and the range was packed from eight o'clock in the morning until eight o'clock at night. The golf course held up well.

Matt emailed everyone the April financial statement. Jim asked if May was equal to budget. Matt said we are under budget and still struggling because of the weather. When the weather is great then we are doing great. They are trying to maximize revenue in the food and beverage department.

The competition has not been a big problem yet. Tuesdays and Wednesdays are almost their busiest days of the week. Most of the tee time events are new special events. The shotguns are generally the same groups as before.

They are working on separating private parties in to private events by pipe and drapes or temporary walls. Starting next week they are starting with Shotgun events almost every week.

Monday, June 4th they charged the second half of the payments for Triple Crown memberships. They should bring in about \$8,500. Eight to ten members have paid in full the rest paid half earlier and the second half in June. So far, everyone is very pleased with their Triple Crown memberships.

Dick stated we are approximately \$40,000 behind on the gross budget. He asked when we will we know if we will not be able to get back to budget. Matt and Shane said we would get a better idea in mid June, by the next meeting.

The billboard advertisement sign has been up for an extra month at no charge.

Jim asked about the customer's reactions to the green fees. Matt said there has not been a problem with the fees being too expensive; he has not heard any negative comments.

People are still paying more at other courses. Jim asked if we are getting the play in the revenue areas that we want? Matt said yes we are okay. The prime times are full and we are seeing an increase in resident rounds this year.

Lou asked if we are able to pick up another 3000 rounds in the remaining year? Matt said it is possible, and that is what we need to make up since we lost 3000 rounds because of the weather.

Dick stated there are a lot of courses pushing twilight rounds. Mike suggested giving a deal at the end of the year towards October to get the rounds up.

Jim asked if we are increasing our dollars in commercial prime fees. Matt stated that we need to focus on the tee time groups. A lot of group functions are at their maximum numbers with competition of new courses.

IRONHORSE is also having special events to bring in more people. On Sunday, June 23<sup>rd</sup> they are having a western cowboy theme with a barbeque afterwards.

Mike asked if they are marketing the clubhouse for parties and special events. Matt said off-season is the best time for those events.

Charles Lewis stated all of the courses are lagging this year. Pete reported that we are doing a lot better than a lot of the other courses. Most of the other courses are \$100,000 to \$150,000 behind in revenue.

Jim asked where we would gain the rounds, Matt said nonprime time.

During the season IRONHORSE carries approximately \$170,000 in inventory and \$80,000 during the off-season.

Charles Lewis III said he is happy that a lot of Leawood residents are using the course.

### III. Course Update

Pete reported the greens are looking great. The root systems are good and are still developing. However, the tees and fairways are their biggest concern. They are also concerned with the bunkers. The zoysia grass is having a tough time and needs warm weather to rejuvenate.

Pete has plans to put drainage over the slopes to help the water drain during the winter. The zoysia grass does not drain very well.

He also plans on extending the drainage and sodding of fourteen and eight. He is halfway done sodding the tees. He finished seven today and has about six more tees to work on.

A lot of the sod was damaged or destroyed because of the loss of water source last year and those areas were not watered. Plus, during the first rain the temperature was about 50 degrees and the sod went into shock.

Pete said they have improved all of the tees. The dead grass is from where the people stand and watch their partners play.

Jim asked if we could increase the size of the tee box on number one. Pete said there is not a lot of room to increase the size of the tees.

Jim asked about the Bunker work this summer? Pete said it would be a capital expense and would have to wait until September.

Pete said he has plenty of summer help.

Pete reported that he is starting to sand the bunkers right now. He showed an erosion mat and is going to put it underneath the sand in the bunkers all the way down the face to the drains.

The bunkers we rebuilt are doing pretty well. Pete says they pump the drains and clean out the bunkers but it takes two days.

Dick said the back of thirteen green is still a problem. Pete stated the air circulation and the sun are causing the problems.

Pete reported that there has been no progress on the wall along fourteen. The fence on twelve is up and they are waiting on the rails. He is stopping where the city easement intersects because it would be too close to the road.

Chris reported there are more people removing trees from the golf course. She suggested sending a friendly letter to the residents. Jim asked if we could fine them. Pete said last time the police made a report and classified it as a felony but nothing happened. Pete will get the addresses of the residents and Chris will send them to Sid for action.

Councilman Lou Rasmussen made a motion for the interim City Administrator to immediately contact the City Prosecutor in regards to getting compensation for those going on to the City Property and cutting down the trees. Jim Dickson seconded the motion. The motion passed unanimously.

Chris updated the committee about the road and Mr. Simpson. She is going to send him a letter. She stated that we are suggesting he does nothing else than a gravel road. We do not want him to put in a permanent road. She is concerned with what Overland Park might say.

She has not had any more contact with the homeowner that had the leaky roof bridge. He has been working with Jeff Cantrell and Mr. Simpson regarding drainage issues on his property.

Chris reported that the fence on Riffe's property does not look as bad as we envisioned. It is along the property line. Chris said she would check the file. Someone is now occupying the house.

Regarding the Public Works Committee meeting, she will send everyone a copy of the minutes because there was conversation regarding the topic along thirteen. There is potential to move forward with the project. Mike Smith was there along with number fifteen, lot ten. He cannot sell his home because he is located in the flood plain. Pete, Matt, and Shane also attended the meeting. The project was suggested to begin with a PES initiated by the Public Works Director, Joe Johnson.

Councilman Lou Rasmussen said his understanding from the Public Works meeting was the situation was total confusion. He is not sure they were aware there was an engineer study already made, and one being made, many wanted a preliminary study made to determine the cost and all the consequences. Councilman Lou Rasmussen asked who is going to pay for the engineers study? The county will pay for 75% of the project and the city will pay for the remaining 25%. He questioned if they've even considered the potential loss of revenue. They decided on the preliminary engineer study to give Public Works some information to help make a decision. This would also help us understand if we would have to close the golf course or some areas of the golf course.

Councilman Lou Rasmussen said the law states we do not have any responsibility for this. If we mess with the channels and do something besides build the golf course then there is more responsibility. If we work with the landowners to try to minimize the effects because they are in the flood plain or to stabilize the creek banks, then we have to be very careful. If you mess with the water flows in the state of Kansas you are held liable. Right now we are not liable. All of these issues need to be discussed. The Mayor made it clear to the Public Works Committee that Lou and Pete needed to be at the meeting. He stated it shouldn't have shown up on the agenda without him being there.

Councilman Lou Rasmussen thinks it will be crucial for the engineer doing the preliminary study to know what he is doing. We need someone that knows the federal regulations and the area extremely well. We need someone that is capable of doing it correctly or the city will be in trouble. Before the engineers made a mistake and now there are homeowners that are in trouble.

Chris stated there were a lot of good things discussed at the meeting like stabilization. For \$500,000 we could do most of the stabilization around the golf course. They asked if this (the SMAC project) was something the golf course supported.

Jim asked if we have two issues, one with the flooding of the residents and the other issue is erosion. Chris said yes, there are two issues.

Councilman Lou Rasmussen asked Patty Bennett to check on the “ninety-ten law.” He believes we can get through to the council with this old ordinance. If the property owners and the Golf Course Committee agree that the bank stabilization is in our best interest then we would go ninety-ten with the residents and then the city would take it over for maintenance. If the owner is the city, the same principal applies. It would still be ninety-ten and we would maintain the area, the property would just not shift owners. This could work for the property owners.

Chris stated if we stabilized the banks it will stop the erosion but not the flooding.

Dick asked if these individuals go to Public Works then go to SMAC and they take our fairways away, do we have any say over the golf course? Lou reminded the committee that the majority of Leawood residents voted for the golf course.

#### **IV. Update on Portable Pump**

Chris reported when she received the letter back from Doug Smith on May 9<sup>th</sup> he stated three areas of concerns: One was the requirement KDHE would impose on their facility. On March 8<sup>th</sup> they sent a letter and have not heard a reply. They were making a reference to Hallbrook. She does not understand if it is creek water why wastewater would regulate it.

The second concern was with the withdrawal, does the City have a permit to pull water. She called Phil to see where we are to date. Pete said he was finished with the application and paperwork and is ready to apply. He has to notify all the homeowners that live along the creek. The residents have a certain amount of days to state any concerns.

They need to verify the location of the pump to check to see if the current language of the easement covers the activity. Chris spoke to Lisa Wexler. Lisa stated that she was going to call their legal department.

Chris contacted the Mayor about the letter. The Mayor suggested for Chris to speak with Senator Vratil when she calls about the alcohol tax. She explained our concerns to the Senator and what is going on with the water district. He said you are dealing with three agencies and if you run into trouble call him back and he will help us. Chris said she would talk with Patty Bennett regarding where she wants to go with this. Chris said the water district probably wouldn't oppose us hooking up a temporary water pump if we had an emergency.

Jim said they had a meeting in November with John Metzler and we are still in the same spot today.

Dave Fearis said we need to find out for sure if the water is dumped into the river is it anyone's water. Chris said KDHE said that is the true.

Jim said one other option is we could go south of their property and drop the pump there and pay for the extra pipe. He suggested asking the Mayor to put the pressure on wastewater. Jim also suggested going to Topeka and asking for help.

**V. USGA Visit**

Paul Vermilion will be here June 7<sup>th</sup> at 8:00 a.m.

Charles Lewis III made a motion to adjourn the meeting. Jim Dickson seconded the motion. The meeting adjourned at 7:48 p.m.

The next meeting will be held on June 28, 2001.

Respectfully Submitted,

Chris Claxton, Director  
Parks and Recreation