

IRONHORSE

Golf Club



GOLF COURSE COMMITTEE

June 28, 2001 Meeting – 5:30 p.m.

Committee members in attendance were Dick Fuller (chairman), Councilman Mike Gill, Bob Reid, John Campbell, Dave Fearis, and Jim Dickson. Chris Claxton, Parks and Recreation Director, Julia Brickman, as well as Shane Gardner, Matt Roberts, and Pete Spratlin of IRONHORSE

The meeting was called to order at 5:58 p.m.

A motion was made by Councilman Mike Gill to approve the minutes from the May 28, 2001 meeting. Jim Dickson seconded the motion. The minutes were approved unanimously.

I. General Operations:

Matt handed out a one-page summary trend report and an income summary report.

Matt reported during the last meeting it was stated that we had lost rounds due to the weather and it was discussed whether we could make up those rounds and finish the year on budget. He stated at this time we will not be able to make-up the lost rounds. We are behind 3000 rounds and there are not many opportunities to make them up. The report projects revenues and expenses from May to the end of the year.

Matt stated there is not enough money for capital expenses. Jim said there are items that we desperately need to replace. Matt reported according to the trend report, we will finish the year with \$191,862, after debt service and the payment to the city. This is before the expected \$200,000 carries forward for operating cash in 2002. \$8,138 is the difference.

Matt reported IRONHORSE is trying to keep expenses down and looking for new opportunities to increase revenue. He suggested running specials during the non-busy times.

Matt reported as of June 24th IRONHORSE is at 97% of the June budget. The revenue is trending to be \$200,000 above last year including the bad weather. He hopes to make-up

the rounds with good weather, but cannot guarantee it. He said they would look again at the trend reports during October or November and see what they might need at that time.

Matt reminded the Golf Committee that IRONHORSE started the year without the \$200,000 carry over as expected plus they have had bad weather to contend with. He stated they are doing their best and are trying to move forward.

Matt reported that the normal day-to-day operations are going well.

Dick asked how the Triple Crown Memberships are doing. Matt said we are in good shape. The memberships have not hurt them at this time. So far they have had 2100 rounds of Triple Crowns this year with ninety memberships. The revenue from the Triple Crown Membership is approximately \$200,000 with another \$10,000 coming in.

Dick asked if this year works well, will you sell the membership for more next year? Shane stated the current competition is all the public courses that are opening up. Matt said Deer Creek and Falcon Ridge might do similar memberships.

II. Course Update/Report on USGA visit

Pete handed out a copy of the course report. He reported the greens are doing very well and are healthy. The zoysia sodding is finished on the tees, they used the asphalt roller on them and they look great. The fairways still have some areas with winterkill damage, which are being repaired. Numbers eight and fourteen need some sodding. They are trying to buy more zoysia, however it is in high demand and at a premium price.

John asked if there is anything you can do to avoid the winterkill next year? Pete said there is not much you can do to prevent the damage, except having better drainage. Pete stated the hot summers without water and the harsh winter killed the zoysia.

Pete reported the rough is doing well. They are trying to keep up with mowing the grass. The storms have been holding them back. The bunkers are also doing well, and they are adding sand to them.

Pete stated at this time there has been no progress on the wall at Nall.

The fence on twelve is finished and looks good.

III. Update on Issues Surrounding 15452 Ironhorse Circle (*Riffe Property – Lot 46*)

Chris gave an update on the Riffe Property. She reported they moved the fence to the original property line. Chris gave everyone a memo regarding the update on the Riffe property and items that Councilman Lou Rasmussen wanted follow-up on. The property has been transferred to the new owners. The neighbors (the Taylors) were upset about the fences having to go on the property line. The only way to know if the fences are on

the property line is to look at the plot plans. However, there was not a plot plan made with the permit. She thinks the fence is probably on the property line.

Jim said to Councilman Mike Gill, the city has unfortunately made a mistake in allowing developers to build too many homes on too little of land. We had the Golf Advisory Board from the beginning and made recommendations. Marcia Reinhart allowed the pool to move in closer to the homes. The homes along eleven and fourteen are not right. We should have come back after they approved the homes to say there are too many homes in that area. The set-back variance of those pools was not right. Jim stated now it is too late but for the future we need to watch that. The root of the problem for eleven and fourteen is they do not have enough of a backyard.

Chris met with Diane Binckley, Director of Planning, regarding resolution 1386. What was indicated was the request to make a change on those setbacks. What was filed with the county was a notice of setback changes in August of 2000 after that is when the BZA heard this item. They must not have known about this. This identifies those lots including forty-six, Mr. Riffe's lot.

Jim asked if we ever discussed this. Dick said yes, it was discussed. Scott Whittaker was to look at the specific lots to see if the setback would be okay. Dick said there was a new Platt because the city was going to change how the cul-de-sac was formed and it needed to be replatted for the new cul-de-sac. Mr. Simpson said no because he would lose two lots.

The memo states the planning commission denied it because they saw problems. Chris read the minutes from the previous meeting regarding Mr. Simpson's property. This brought a discussion to the table.

The SMAC issue was put on hold until Councilman Lou Rasmussen returns to town. It will be tabled until the August meeting.

IV. Update on Tree Removal

Pete reported, at this time we have had two monuments damaged. The police were out on Friday and Saturday night from 11 p.m. to 3 a.m. but did not see anything.

Chris emailed Officer Barton to get an update on the report regarding the trees.

Councilman Mike Gill said unless they were being vicious, he would rather us work for restitution versus charging them criminally. Dick said the article in the newspaper accomplished what we wanted. Chris suggested sending the information to home's through the Homes Associations.

V. The Portable Pump/Effluent Water Use

Chris called on April 18th and talked to John Metzler, she also spoke with Jim Hunsaker. They have not followed up with KDHE. Lisa Wexler made several attempts to call them. She spoke with Rod Geisler, at KDHE. He said they haven't looked at the letter because they are busy (he was not easy to talk to.) He did say he would look at the letter. She then called John Metzler and Jim Hunsaker at Wastewater and asked them to call KDHE. The problem is wastewater is saying they can work on it but want to wait on KDHE. Wastewater is not writing a letter giving or not giving permission, he is writing a letter whether or not the water is good enough for the golf course. Rod Geisler said he would send a letter. John Metzler left a message for Lisa Wetzler that their concern is how it would affect their plant.

Chris reported that we pursued the water rights. The letters went out to the five properties and they have fifteen days to make any comments.

We could probably still access the temporary meter if we had to. Councilman Mike Gill asked if this was something we wanted to have this year. Jim suggested Senator Vratil making an appointment to go and visit them. Senator Vratil said if you cannot go any farther than he would do what he can do. Jim suggested going to the KDHE office and discussing the proposals. All we need is a letter stating it is okay.

Councilman Mike Gill suggested having Representative Patterson or Senator Vratil to set-up a meeting with KDHE; this might cause them to send a letter instead of a meeting. Another suggestion was to have the Mayor send a letter.

VI. Water Meter

Chris reported Water District #1 has been beating around the bush. The bill has been whittled down to \$10,000. They said they would reduce the bill to this amount if we hook up to the meter. Chris met with Councilman Lou Rasmussen several weeks ago and he made some good points. We have fire suppression out there and they want us to pay for development in which we have already paid for. She talked to Dan Graves, she told him we couldn't settle the bill until we have questions answered about the meter. He is supposed to have someone call us back.

Jim said we would never use the meter, unless there was an emergency.

Councilman Mike Gill said we need to focus on what we want rather than what we don't want. Rod Geisler is creating a bottleneck. Councilman Mike Gill said he would talk to Mayor Dunn. John asked about a resolution. Councilman Mike Gill said there is an authorization for the City Attorney to start working on a resolution. Dave suggested sending a water sample to experts in California to have it analyzed.

VII. Misc.

Chris met with Joe Johnson, Director of Public Works. They are supposed to paint the wall on Monday and next week put the guard/hand rails up. They are also going to try and clean out the box.

Councilman Lou Rasmussen and Chris met with Diane Binckley over the storm water issue. It did go to the City Council two Mondays ago. Public Works is going ahead with the PES to see if there is funding for the project. They want everything chronological from 1988 when the bust happened. She spoke with Dave Dickson in the Reserves to the right of the eighth green. He had water two-feet from his door. He wanted to know if the city issued him a building permit knowing his house might flood. He wants to build a retaining wall. Chris suggested for him to hire an engineer to find out the problem. Pete said the original grade of the lot was not in the flood plain. When they graded the area it caused the lot to be in the flood plain.

John Campbell made a motion to adjourn the meeting. Bob Reid seconded the motion. The meeting adjourned at 7:04 p.m.

The next meeting will be held on July 26, 2001.

Respectfully Submitted,

Chris Claxton, Director
Parks and Recreation