

# IRONHORSE

## Golf Club



### **GOLF COURSE COMMITTEE** **July 26, 2001 Meeting – 5:30 p.m.**

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

The meeting was called to order at 5:55 p.m.

A motion was made by Lou Rasmussen to approve the minutes from the June 28th meeting. Dave Fearis seconded the motion. The minutes were approved unanimously.

#### **I. General Operations Report**

Matt reported as to date IRONHORSE is 87% on budget with revenue. He estimated to be at 92% by the end of the month and the revenue is just falling short of budget. He stated they do not think they will be able to make up the lost 3000 rounds from the beginning of the year. Therefore, they plan on cutting expenses, including payroll. Their plan is to shift different people into different areas, laying off some cart attendants and possibly full time staff, have using volunteer marshalls, and Shane and Matt will take over more pro shop hours. Payroll has been the biggest expense in comparison to the previous year. Their goal is to cut back on payroll expenses while at the same time not hurting their level of customer service. Another way they are planning to save money is with supplies, they are making sure everything stretches.

Matt stated that nonprime time rounds are still an issue just like last year. Next Monday, IROHNORSE will be running ads in the Kansas City Star directing people to their new website, [www.ironhorsegolf.com](http://www.ironhorsegolf.com). Some specials they will have on the website such as "Beat the Heat Specials". This includes Monday through Thursday, Noon to 4:00 p.m. specials in which you can clip coupons from the website. The specials are already on the website and are targeting the month of August. They are also looking at cutting 15% – 20% per department for the rest of the year and are trying to increase their non- prime rounds.

John Campbell asked if customers are able to book tee times on the internet. Matt said at this time we do not have the software to make that happen. In January, Matt, Shane, Mark Andrasik and Bob Sadler are going to the merchandise sale in Orlando, Florida to look at a new point of sale system and better databases.

Matt passed out survey results from a weekend in June. They gave a free soft drink for those that took the time to fill out the survey. Even though bunkers have always been an issue they were rated as average, so Matt was pleased. The average overall experience of IRONHORSE was rated 2.88, their goal is for it to be 3.0 or higher.

They will do another survey around the first of August to see if the numbers have changed. Jim stated he thinks they are doing a great job, from one operation to another everyone and everything is doing very well.

Dick asked about the detail income statement under paid rounds. Matt said the totals are correct but the year to date actual is not accurate.

Mike O'Connell asked about this years tournaments versus last year. Matt said they are behind 800 rounds from last year (six to eight tournaments). Matt said he thinks part of it is the economy not necessarily the competition. For instance, the double shotguns become single shotguns. Businesses are nipping in corners and the "up sales" in the golf shop are also down. The local country clubs are also becoming competition with tournaments, events for the public.

John asked if there are any variable expenses. Matt said we have canceled preorders for the rest of the year and are spot ordering when the need arises. They've eliminated items that might spoil in the food and beverage department (reducing inventory).

Matt stated that utilities are a constant demand in expenses. They spent \$3,000 on air-conditioning alone.

They have also made a rule if there is a need to buy new supplies the order must be approved by Pete, Shane or Matt.

## **II. Update on Portable Pump/Effluent Water Use**

Chris reported Mayor Dunn called Senator Vratil trying to get movement on KDHE. They finally sent information to Wastewater to let them know the regulations and how that might affect their facility. They have set standards for reuse of the water. On July 13, Chris and Lisa Wetzler met with John Metzler. He said they had new concerns; one was the pump location being in the 100-year flood plain. They replied to John that the pump was not permanent. John Metzler also wanted to be sure the eighteen-foot minimum over the roadway is met for the electric feed.

Chris reported, the Division of Water Resources had been notified. We have our application in and the water rights have been approved and we should be receiving the in the near future.

John Metzler also said we need to contact Overland Park to see if they require a special use permit. Chris has tried to contact Overland Park about the need for this.

Another issue they discussed was about the power tap, he wants to be sure it would be metered properly and would not affect their plant.

John Metzler also wanted us to be aware of the occasional odor. Several times a year Wastewater discharges water from the plant and it smells unpleasant.

We also discussed a temporary pad easement.

John Metzler called Senator Vratil to let him know they are doing everything they can to speed up the issue. The Mayor mentioned that he said if we are using it during public time then the fecal content standards are higher. She is concerned they are insinuating that we will only use it during non-public access time. Jim suggested putting the water into our lake during the night and not putting it straight onto the golf course. The plant is meeting the standards to release water into the creek but not the higher standards to directly put it on the golf course.

Jim said we are hung up right now because they have not given us a letter. Lisa Wetzler and Bob Ford are working on getting a letter. Lisa is working on putting together a letter of agreement for wastewater. Bob felt that would be something they can accomplish.

Dave asked what happens if we need water in August from a lack of rain. Chris stated we would have to hook up to the meter. This year we missed the window to put in the pump.

Brett is working on the KCP&L issue. Chris will send John Metzler a letter stating we have the water rights when we get it.

### **III. Update on Water Meter**

Chris reported at first they said no about the water development charge issue. They also thought that the Hills of Ironhorse pipes are not big enough and are already having some problems. They are getting information to bring back to the committee and set a thirty-day follow-up time. Chris thinks they will be able to work out these issues.

### **IV. Storm Water on Thirteen**

Councilman Lou Rasmussen gave an update on his current research. He will give the committee a report when the research of the facts have been completed.

Chris reported on the tree issue. She stated the police did a report and interviewed three people. The conclusion of the prosecutor was there is no hard evidence for prosecution. The only charge we would have is the trespassing issue. All of the residents admitted they went over the fence.

Chris suggested sending out a letter to the residents. Councilman Lou Rasmussen suggested sending them a bill for damages. John said they did not confess to cutting down the tree and they do not have evidence if the tree was dead or alive, the common thing they did agree to was crossing over the fence. Councilman Lou Rasmussen said to add to the letter a paragraph that states, "in no event should our property be trespassed and no one should cut down any type of shrubbery."

Chris reported that Pete received a notice about a BZA hearing that should have taken place last night for Mr. Boomer, he lives behind number seventeen. He wants a variance to put in a big deck. He is one of the lots that have the ten-foot encroachment for a retaining wall. The issue is a deck versus a retaining wall. She told Jeff Cantrell, Neighborhood Service Administrator, the BZA does not have the authority to approve this and it needs to go through the Planning. Mrs. Boomer then called the Planning Commission. She wants to come to the Golf Committee in August to plead her case. She will meet with the golf subcommittee at 5:00 p.m. before the next committee meeting. Bobby asked Chris to check the Plat to be sure the easement has been filed. After review of the document, Bobby concluded it had been.

Councilman Lou Rasmussen asked where we are in regards to the road. Pete said we are revisiting Overland Park with the easement (giving them a sketch from Continental) to get Overland Park specification to see what they require for a road. They are reviewing it and have not gotten back to Pete. We are asking for the road to be a gravel road for emergency purposes several times a year. Overland Park said if the road is in Overland Park then it has to be a paved road with curbs and storm drains. Councilman Lou Rasmussen suggested bringing in Mr. Simpson. Pete said he is part of the problem; Overland Park keeps bringing up his name.

## **V. Course Update**

Pete reported a homeowner from Ironhorse Estates contacted him regarding a neighbor on the east side of number eleven, who has a gate on the golf course. Pete said they addressed the issue last year. Sam gave him a letter and the owner agreed to weld the gate closed. The lady was upset because the homeowner with the gate is bragging to the neighborhood about his gate. She said if he has a gate then all the neighbors will have a gate. Pete said he looked at the gate and it is not welded shut. Chris emailed Sam again to check into the issue. Sam reported that he went to the homeowner and he promised to weld it within thirty days.

Councilman Lou Rasmussen told Chris to go to the City Prosecutor and to give the homeowner thirty-days to weld the gate.

Jeff Cantrell told Chris that there was never a “letter sent.” He also said the property owner said they would take care of it in thirty-days.

John said he does not think the prosecutor has prosecutable offenses to pursue. Councilman Lou Rasmussen told Chris to talk to Patty Bennett, and ask her what the next course of action should be.

Pete reported they have the new zoysia in the fairway and it looks good. It is roped off with “cart path only” signs on number one and number seven. They gained 50% of the zoysia from what they lost last year. Dick said number one and fourteen are both visible areas, they waited as long as possible before they replaced the zoysia. Pete said if they would have waited any longer they could not have gotten the zoysia tied in to the ground to survive the next winter.

Bobby said the asphalt looks bad in some areas along seventeen (bridge approaches). Matt stated the asphalt was ruined because of the flood. Bobby asked if it is heaving on the upside. Pete reported it never tied in and the cart path is actually sinking. Matt stated we do go through a lot of tires from the damage. Pete is going to do some work on it using concrete, drilling and adding bolts.

Pete reported number nine is sliding and taking the cart path with it. He is going to do some concrete work on it to repair the path.

Pete reported the bridges are doing well.

Mike O’Connell asked Pete to work on the turnarounds when he does concrete work.

Dick said the water was pouring off of Mr. Riffe’s lot onto the tee. Pete stated that is because of the table rock.

Lou made a motion to adjourn the meeting. Mike O’Connell seconded the motion. The meeting adjourned at 7:17 p.m.

The next meeting will be held on August 23, 2001.

Respectfully Submitted,

Chris Claxton, Director  
Parks and Recreation

