

IRONHORSE

Golf Club



GOLF COURSE COMMITTEE

August 22, 2002 – 5:30 p.m.

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

The meeting was called to order at 6:10 p.m.

A motion was made by John Campbell to approve the minutes from the July 25, 2002 meeting. Dave Fearis seconded the motion. The minutes were approved unanimously.

Operations Report

Matt reported August MTD we are at ninety-two percent of budgeted revenue and we are watching the expenses. This month we've had a lot of events. We had an event yesterday, a shotgun today, an event tomorrow, and we have eleven shotguns in September. We should have a fabulous September without any events cancelled due to rain.

Mike Gill asked about the financial reports. He stated the document that shows the cash flow analysis, and was part of the minutes for a previous City Council meeting, shows the amount stated as the profit from last year excluding the depreciation and principle, which is \$500,000. His question is does this figure include interest. If it depicts how our operations is doing, then interest and principle may misconstrue the figure. He suggested for the interest and principle to be shown separately. Chris said she would talk to the Finance Department about it.

Shane reported the green fees and carts are within budget by one percent and food and beverage sales are still down somewhat. The merchandise in the golf shop is selling however it is not moving at the volume we thought it would. We are selling forty percent less then what we thought we would when we made the budget. We also we have an upcoming couples scramble with a spaghetti dinner and specials on drinks.

The Junior League has shown interest in doing some luncheons and trunk shows or fashion shows at Ironhorse.

Shane reported next week the Golf Channel is hosting a regional Drive, Chip and Putt event for juniors at Ironhorse for no charge to us. We have over 150 juniors signed up for the event and people are coming from as far as Oklahoma to participate. Everything is free for the kids; they get a shirt, hat, and dinner. Outback Steakhouse is donating dinner and Coca-Cola is donating Coke products.

Ironhorse was picked because Time Warner Cable is in charge of picking the facility and they knew David Garcia, who sets up tournaments around town and he recommended that they use IRONHORSE this year.

Time Warner set up the event and in return we get 200 free thirty-second spots on the Golf Channel. Plus they will be filming that day and will show us in a thirty-minute episode on the Golf Channel and we will be on their website. The Golf Course Committee unanimously approves and applauds the work and effort Orion is doing.

The August edition of the Kansas City Magazine named Ironhorse as the best public golf course in Kansas City.

Course/Project Update

Pete reported the course is doing great; the greens are holding up, there are no problem areas, the tees are doing fine, and the water supply is still fantastic. Regarding the pump, we have our custom plug in place and everything is running as planned. Right now he is waiting for the water level to go down.

Pete stated the water from wastewater is very high quality and the nitrogen level is higher. The lakes at Falcon Ridge and Prairie Highlands are very low. Currently Prairie has two city taps and it is costing \$2,300 a day. Dick said from day one we stated we would not build a course without having access to the Blue River.

Dave asked if we have figured out the reason why the front part of number six green is a sand spot? Pete responded that he would continue to re-sod and work on it.

Paul Vermilion's next visit was supposed to be this Tuesday. We've asked him to move it back into the fall because there is nothing else to look at. We're not sure that he can come in the fall at a time that would benefit the golf course. He cancelled last year, so this fall visit is instead of last year's visit. Chris recommended that we cancel and have the credit applied to next year and the first visit sometime in May.

Pete reported he has not had one complaint on the golf course this year. The compliments have been fantastic.

Matt commented the practice course is looking a lot better and a lot of kids have complimented them on working on the course. Chris said we really need to sit down with Jill from First Tee and have a plan to move forward. We have been waiting for some time to get the final agreements back from the national office in Florida and Jill was coordinating that. Matt will follow-up with Jill on this.

Pete reported Mission Reserve is still in the planning processes for construction. David Ley came out today to look at options for laying the sewer line. Chris said that issue has already been determined. Pete stated the county moved their sewer line and only gave them one option. It will run north of the cart path down our property line and down to the creek. There is a manhole to the northeast side of the bridge. It will shoot a straight line northwest across the creek and up through our property line. The issue is how many trees will we lose during the construction. There are no homes against our property line and there will be a lake (for retaining) there. That is why they had to move their sewer line. The dam of the lake will be against our property line. David said another option was to not go straight down our property line and go due north and then due west. There would still be a twenty-five foot deep trench. The construction easement will be disturbing, but that would at least leave a line of trees down our property. John Campbell asked if they need to come back and plant new trees? Our cart path is encroaching on their property. Chris said she is certain that this issue (that was pointed out with the former developer) has been conveyed to the new developer but she will check again with Planning.

The recommendation is for the developer to meet with the subcommittee and present their proposal plan.

Recommendation on Drainage Issue for Ironhorse Center Project

Chris reported that Ironhorse Center has been continued until September 3rd. Mike Gill said at 151st and Nall there is a commercial development that is being proposed. He raised the issue at the City Council meeting regarding the storm water drainage. The City has a policy for new commercial developments; it states “the developer has to set up a plan so the run off is not increased off the site. Whatever the run off’s natural state is the base line. If you place a new commercial site then you need to do something to retain the run off. The interpretation of that is not in harmony. They are saying we will allow you to run off more water as long as you have a plan. So this issue was tabled and the City Council will have a work session on Monday to discuss the storm water policy. This particular project raised a red flag to him because it will increase the water run off.

Dick commented the storm water plan does not recommend any water detention on site. They have a storm water plan that shows how much water will be put into the creek. Until the City decides on the detention policy then we should wait to discuss it because they will have to change it if the policy changes.

Mike Gill said that if we run the water straight into the stream and it is already full at least six to eight times a year it would only make matters worse. Pete said compared to four years ago, the water overflowing out of the stream creates more of a problem. Phil

Gibbs said he is comfortable with what they are showing. Phil met with us and the developer on the site and looked at all the options and the plan.

The recommendation is to table this discussion until after the City Council clarifies this issue on September 3rd at the work session.

Bobby asked if the storm water is okay and if we are okay with this building on our golf course? How does it “look” from the golf course side? Dick said as far as the aesthetics, retaining walls, setbacks, fence, and trees, they have already been written in the plans. Their proposal includes brick columns with wrought iron in between the columns and a high retention wall.

Pete suggested a rail or a fence to be placed on top of the one-foot wall. Mike Gill asked for Diane Binckley, Director of Planning, look at that. He also said there should be a four-foot wall next to the restaurant.

Bobby said with that many improvements in the area, in Mission Reserve there was supposed to be a maintenance sinking fund if there are any improvements needed along that wall in twenty to twenty-five years down the road, that would take care of any issues. Mike said that could be put into part of their zoning. Dick said we should also require them to maintain the twenty-five foot landscaping area that is in our view. For instance, they should pick up the trash and maintain the landscape. The restaurant is certain to produce trash blowing on to the course.

Discuss Action Plan for Internal Controls

Mike Gill said his focus has been to keep Orion on track which they’ve been doing a great job. Chris passed out the revised internal actions control. Mike Gill asked Orion if they have any issues with this. Shane said their questions stem from the auditor’s recommendations. We sent a memo to Chris and Kathy Rogers, Director of Finance, and stated they would follow Lew Herman’s recommendations of the management letter immediately. He thought the situation had blown over and they could move on. Mike Gill said he interpreted that those were internal controls only.

Shane said this has now grown into another project. When we had our first meeting with Mr. Herman he wanted to give us an example of Overland Park’s model of their internal controls. He sent a forty-seven page document that goes into a lot of operational information outside internal controls. Shane said he contacted Mr. Herman and he said that is what Kathy Rogers, Director of Finance, wants; to go into more operations including internal controls. Shane said he doesn’t think at this time they could meet that deadline. It went from three recommendations in the management letter to the internal controls memo to this. Right now it is on hold.

Mike Gill said his recommendation is to defer any action on this proposed process until the next meeting. The Mayor has set up a new City Audit Committee to review the

auditor's situation. He wants Orion to stay focused on running the golf course during these busy golf months. We previously authorized the internal controls and those are fine to continue. He wants to have a discussion about doing some of these procedures, which may be a good idea. Mike Gill said he would like to hear at the next meeting about what Orion thinks is reasonable and can be achieved without a major disruption, and a suggested time frame in which it could be completed.

He also indicated that he would like committee involvement in this issue and that the issue of operations needs further review.

Mr. Herman asked for a copy of committee minutes backdated to January 2001 to see if there were other directives given by the committee on the internal control issue. Mike Gill said he's been on the committee since then and he is not aware of any recommendation made that has not been followed through by Orion.

Update on Access Road

The cost is about \$6,200 more than what Mark Simpson paid us previously (\$3,000). Chris met with Mr. Simpson, Patty, Joe, Diane and his legal counsel. We are close to working things out with him. We want to have this done before winter. We intend to take Diane out with Pete and look at everything. We have a few issues still out there such as placement of the fence on #16 adjacent to the William's pipeline, and an irrigation line for the estates that was extended onto our property. She should know more by the next meeting.

Misc.

Mike Gill made a motion to adjourn the meeting. Bobby Davidson seconded the motion. The meeting adjourned at 7:30 p.m. The next meeting will be on September 26th.

Respectfully Submitted,

Chris Claxton, Director
Parks & Recreation