

IRONHORSE  
Golf Club



**GOLF COURSE COMMITTEE**  
**January 20, 2005 5:30 pm**  
**Leawood City Hall**

Committee members in attendance were Dick Fuller (chairman), Councilman Lou Rasmussen, John Campbell, Mike O'Connell, Charles Lewis III, Bobby Davidson, Bob Reid, Councilman Scott Gullede, Chuck Sipple, Chris Claxton, Parks and Recreation Director, Pete Spratlin and Shane Gardner of IRONHORSE, and Phil Gibbs from Continental Engineering were in attendance.

**I. Call To Order**

Dick Fuller called the meeting to order at 5:40 pm. Since the last meeting did not have a quorum, the discussion notes from that meeting were reviewed by those that did not attend.

**II. Introduction of new Committee Member**

Dick introduced the newest member of the golf committee. Charles "Chuck" Sipple will be joining the committee in place of Jim Dickson, who resigned his position last year. Chuck is retired from Midland Loan Services and an avid golfer that belongs to the Blue Valley course.

**III. Update on Creek Bank Stabilization Project**

Dick distributed an agenda for the committee to decide on a recommendation to take to City Council. Dick explained how there were areas of erosion and slippage on the course and a year ago solutions were discussed. Drawings were presented that showed each area and a cost estimate for each area that needed to be resolved. It was decided that we want to work with SMAC on water issues. Start planning the work in 2005 (getting proposals, strategizing, etc.), then in October of 2006 close down the course for 6 months while the work is done and then open back up by April 1, 2007. Lou Rasmussen made a motion to approve Continental Engineering as the consultants on the project and exclude items 13, 14 and 15 from the scope of work and to coordinate specifications with Public Works and CIP. Mike O'Connell seconded. Discussion started about the duration of the construction. Phil felt that after talking with Landscape Unlimited that 6 months would be plenty of time, therefore, the course would not have to close until 10/1/06 – instead of 9/15/06. John asked if weather days were factored into the 6 month bid from

them. Phil said that historical data would be examined, but since the majority is moving rocks, weather would not play a big part. Lou Rasmussen motioned that construction begin 10/1/2006 and be completed 4/1/2007. John Campbell seconded and the motion was passed by the committee.

Lou Rasmussen has worked with the County and Joe Johnson in Public Works and he has agreed to help staff coordinate projects with SMAC. Lou presented a sewer line that crosses underneath where erosion is causing us to relocate the line. The damage is in pipe sections and it is visible. Lou Rasmussen motioned that we coordinate with SMAC to have one project and manage the timing and funding together as a group. John Campbell seconded and the motion passed.

Orion's contract was next to be discussed. Orion's contract expires on 12/31/06 – right in the middle of the project

#### **IV. Review Information from Continental Engineers Re: Creek Bank Project**

Phil talked with Bill Kubley from Landscapes Unlimited out of Lincoln, Nebraska regarding the project. They stated that it would be possible to bring in 3 different crews and be completed within 6-7 months. Brett sent drawings to Kurt Grieser with Supreme Construction and they could start in fall of 2006. The committee questioned whether the golf course would be able to be kept open – at least partially. If you plan a weekly construction meeting and discuss prequalified special conditions, it could work. It would have to be planned out so there is no skipping around the course by the crews and that you only have sections of the course closed that need to be. Lou asked if they started in October 2006, would they be done in April of 2007? Phil thought it would be best to have more time in the fall, so if they started in September it would be more likely they would finish by April 1, as the weather would be better then. Phil also added that Bill will need the documents far enough in advance so that he knows he has the job and then can plan out the strategy. Gary brought up that the SMAC is scheduled for the spring of 2006 – could it be done later and do them both together? Lou also brought up that the CIP projects are spread over three years – the CIP meeting is the second week of January. Gary said instead of piecing the project in over a long period of time, it would be better to do all the financial in one swoop. Dick would like to see both projects get done all at once in one project – as quickly as possible- with as little impact financially to the golf course.

Matt said that Orion's opinion is the uncertainty of intangibles because of lingering construction. Their preference is to have it done in one year. Matt distributed a spreadsheet showing the financial impact. Best case scenario

would be to still market and advertise for Triple Crown memberships and hopefully be able to get some play in (for example, the par 4's would become par 3's). A moderate case scenario would be a \$230,000 loss in revenue.

Chris commented that the course would still need to be maintained so there would still be most of the maintenance expense and full-time salaries to deal with, as well as Orion's contract.

Pete said that if it was stretched over 2-3 years the numbers would be the same every year – so it would effect golfers all the way around. Phil said that if we went with the 6-7 month scenario, he will have things all over the course – and did not think there would be any room for playing. Gary suggested that we might have our members play at other courses while the construction is taking place-similar to what we offered Hallbrook while they were under construction (Leawood South, for example). Pete suggested one thing – that they hold off construction until October 15<sup>th</sup>. 60-70% of the month's revenue happens in the first 15 days; Brett said that he thought things would need to start being mobilized in September, so that can't be promised. Gary said to just pick the year and take the hit.

Matt said that timing is good – and we are budgeting a loss for the right time of the year. The City just needs to approve it to be for one year instead of three. Lou recommended that the construction be for the fall of 2006 through April 2007. Need to get bidding out by Spring 2006. Chris said to get it on the agenda there has to be an approval by quorum, which we do not have today. This may have an impact on the CIP depending on what the governing body's preference for funding is.

Dick recommended that we proceed with implementation of construction and all efforts will made to coincide projects with the County. Misc items:

- Dick will send an email to get approvals.
- Phil has given CCE's estimate and can prepare documents.
- Thanks were given to Phil and Brett for their work.
- Lou asked Joe Johnson to check with sewer district about them participating in some of the costs.
- Pete added that the management fees are included in the loss numbers, but contingency fees are not.

## **V. Adjournment**

Lou motioned to end the discussion. Bob seconded. Discussion ended at 8:25 am.