

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, replacing Jim Dickson, who resigned his position last year. Chuck is retired from Midland Loan Services and an avid golfer that belongs to the Blue Hills.

III. Update on Creek Bank Stabilization Project

Dick distributed an agenda that he prepared for the committee to facilitate them on making 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 the SMAC project at the same time. Start planning the work in 2005 (getting proposals, strategizing, etc.), then in fall (September/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 the City's 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 might not have to be closed for as long. 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 committee passed the motion.

Lou Rasmussen has worked with the County and Joe Johnson in Public Works and he has agreed to assist staff coordinate projects with SMAC. Lou also 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 Johnson County Wastewater 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. Lou motioned that considering the construction period, it is the Golf Course Committee's recommendation that their contract be extended (in terms of time) through 2007. Scott seconded with the amendment that the terms and conditions between Orion and the City Administration must be agreeable. The motion passed.

IV. Presentation of Scope of Work

Approval was given from City Council to fix problem and to coincide it with our project. It will be written into the contract to have it done by April 1 or damages will have to be paid, and want to have it done under one single contract. City will come up with 25% and the County 75% on the SMAC project. Pete explained that they had \$15,000 in concrete work planned for curbs, etc. in 2006. If it is feasible, could these projects be run together? Phil said that yes, anything that could be done can be added into the notes. Phil also suggested videotaping and photographing the course. The physical impact on golf course concerns is mostly about playability. Hole 13 would need to be a par 3 while work is being done. Mike suggests moving the cart path and doing other capital improvements while closed. Pete has a two-page list of improvements that he has been compiling. Phil said because of the 600 loads of rock that are going to be brought in that it is not feasible to have the golf course open to golfers.

V. Orion Management Discussion on Impact

On the physical side – will greens and fairways need to all be repaired after construction? Could they mark the area so that construction crews avoid the main line (it is only 8 inches deep). As previously mentioned, Pete has a list of items, including redoing the greens, that could possibly be moved up to eliminate the need of closing the course again in the future. Lou asked that the committee just do a recommendation to City Council about shutting down completely – and Dick said to table that until Phil talks to the contractor and

the plans are drawn. Lou suggested that due to not understanding the scope of work yet, we postpone our recommendation to City Council about total shut down. Even though it is best to have the course closed, it is going to effect two business plans. Possibly keep portions open like the driving range, 3-hole practice course, and clubhouse, etc. Memberships are going to be hugely affected and will have to be prorated for the year. Mike suggested putting down a wish list of repairs to do, go for it, refinance if you have to, but only shut down the course this once and then “show” the members when they come back why it was closed. Lou made a motion to have a list of construction items for the next 4-5 years at our next meeting from Pete. Also a list of savings and efficiencies to do these items while the course is closed. Charles seconded. Motion passed.

Orion then presented that December was a good month financially. Parties were good. The Leawood Chamber After Hours was a success. 10th Anniversary bottles of champagne were distributed. Have refinished the women’s restroom and kitchen the past two weeks and kept staff busy indoors while the weather is bad. Start Monday on the fence and working on the punch list from the city. Reseeding and regressing areas on the course. The business plan is in the process of being binded and put into final form.

VI. Upcoming Important Dates

February 4th at 11:30 there will be a luncheon for Jim Dickson at Yia Yias. On February 7th at the City Council meeting there will be a recognition and plaque presentation for Jim also.

VII. Adjournment

Bob Reid moved to adjourn the meeting. Chuck Sipple seconded. Meeting was adjourned at 7:15 pm.