

IRONHORSE
Golf Club



GOLF COURSE COMMITTEE
Minutes of February 23, 2005
5:30 pm - Leawood City Hall

Committee members in attendance were Dick Fuller (chairman), Councilman Lou Rasmussen, Councilman Gary Bussing, Dave Fearis, John Campbell, Bobby Davidson, Bob Reid, Chuck Sipple, Chris Claxton, Parks and Recreation Director, Pete Spratlin, Shane Gardner and Matt Roberts of IRONHORSE were also in attendance.

I. Call to Order and Minute Approval

Dick called the meeting to order at 5:45 pm. The January 20, 2005 minutes were reviewed and Lou had a change to page 2, paragraph 2. The second reference to “SMAC” should have been “Johnson County Sewer District”. Angie noted the change and Lou moved to approve the minutes with the change. Bobby seconded and the minutes were approved.

II. Course Maintenance/Project Report

Pete presented a five year project plan. The committee made a few suggestions such as giving a rough estimate on cost and possibly coinciding the projects with the 2006 construction. Pete was also asked to present the portion of these projects that can be used with “in house” labor if the course is going to be closed. Lou moved that the committee take these suggestions for review and consider them at the next meeting so that a firm suggestion can be taken to City Council. Bobby questioned if this can be done on a project by project basis since there is a certain amount the city can spend without bid consideration. Chris verified that that is \$25,000, with the exception of engineering fees. Pete said that there is a mixture of what the in-house labor can do and what the construction company will need to complete. Bobby asked that additional fees be included for each project to see if Orion is capable of completing them. John mentioned that we need to formalize if we are closing the course before we get into discussion about what staff will do if the course is closed. Lou said until we had a detailed design and expense projection report, we weren’t in position to decide to shut down the course completely. When and if we shut down is still under consideration. John wonders if we shouldn’t wait until we formalize something before agreeing to work on Orion’s list. Lou agreed but wanted the committee to look over the list so that we can come to a consensus on the project list before it goes to City Council.

Dick said to look at the project plan as a “preliminary plan” and to look at anything that can be done if the course is closed. Capital improvements in the Clubhouse can

be done at any time; he wants the committee to focus on prioritizing the improvements that make sense to be completed with the construction project.

Chuck would like to see the list broken down by season and man hours. Pete wanted to stress that the golf course will still have to be maintained at all times, and these projects would be added on as additional tasks. A few would be contracted out, but things that could be done in-house will be. Shane added that the list could be separated into in-house and contracted out categories if that would help anyone.

Bobby added to the motion that Orion needs to prioritize projects, identify which ones they would do and which ones would be bundled into the construction schedule, and the additional fees it takes to manage that.

John asked if things could be done in the next 18 months before the project is started – why wait until course is closed? Dick said that he wanted the greens, rough, curbs, cart paths, etc. worked on while the course is closed, not open. On the other hand, items such as the roof can be done at anytime.

Motion was repeated back with the addendum: Lou moved that the committee take these suggestions for review and consider them at the next meeting so that a firm suggestion can be taken to City Council and Orion prioritize projects, identify which ones they would do and which ones would be bundled into the construction schedule, and the additional fees it takes to manage that. Dave Fearis seconded and the motion passed unanimously.

III. Recommend Appointment to Development Sub Committee

This committee was started to meet with representatives to make recommendations about IRONHORSE Golf Course. Three individuals from the golf committee served on this and the Mayor appoints them after a recommendation from the committee. Two items have risen – Do we need to replace Jim Dickson? Is the committee even still needed? They only hear one or two things a year. Lou feels that the committee is no longer necessary because there are not as many issues. If something does come up, we can address it as a committee, an additional committee is not needed. Chuck asked what types of issues typically come up? Dick says it really has leveled out. In the past it dealt with property issues during development of the properties surrounding the golf course. John motioned to recommend to the Mayor, triggered by Jim Dickson's retirement and the property being developed around the course, to retire the Development sub-committee and issues can be brought to the Golf Committee as a whole. Bobby seconded and the motion passed. Chris will talk to Scott about potential disbandment of the committee so he can discuss it with the Mayor.

IV. Discuss Next Steps for Creek Bank Project

Joe and Chris have had a preliminary meeting with Continental Engineers about the two projects (SMAC and Creek Bank). Lou is questioning if it is necessary to shut down course. The CIP shows a starting date of September, although October was what the committee discussed. A potential shut down cost/loss of revenue of

\$1,000,000 has to be discussed as it relates to the budget development for the year(s) impacted. Mike felt that it should be part of the SMAC program, although SMAC policies and procedures do not typically specify or account for “loss of business/revenues”. City Council has asked Joe to talk to individuals to see if some of the costs can be absorbed with Johnson County Wastewater as it relates to the exposed pipe along the fairway. Joe has told Chris that JCWW would not consider this possibility until they have a set of plans. Continental should be able to start on the project design in the very near future.

Gary asked Chris if anything has been done with Continental. The homeowners expressed concerns about erosion along #8. If homeowners want to have their property worked on along with the projects, they can initiate conversations with staff and we can pass them onto Continental. Gary asked Chris to keep them in the loop so they don't miss potential opportunities.

Bobby questioned the impact to our management. Now that it has been taken to City Council, do they review it directly and the City Administrator handles it from here? Dick said that it certainly impacts our management. Lou said that it was discussed at the CIP meeting and 6% of the 1 million will be realized. *(Needs more clarification)* The discussion of contract extension/renegotiation is strictly between Orion and the City Administrator. Dick said that we can make recommendations as a committee and Bobby agreed saying that the impact will be felt more by Orion since it will be coming out of golf course operations. Continental will provide their fee estimates on both projects soon, possibly as early as March 4th.

V. Misc.

Lou wanted to discuss the fact about the inability to communicate with the citizens of Leawood regarding marketing for IRONHORSE. It is illegal for the City to provide a listing of citizens to Orion for solicitation. One directory that would be publicly available would be the voter registrations. If you work through a print company, they can send it to a mail house where it will go out to every Leawood resident, the Parks and Recreation Program Guide is mailed that way. It also includes golf course information. Bobby asked about the marketing scheme – is it a flyer or something continual like a newsletter? Both, plus maybe a survey. The new software was mentioned as a tracking device again however, Chris explained that with the delay of purchase of the Computer Point of Sale systems until fall of this year, and now with the course operations being reduced by either a partial or full shut down, it would be 2008 or 2009 before the data would even be able to be utilized. The ideas discussed will be taken into consideration.

VI. General Operations Report

Matt presented that green fee and range fees were up in February. Forty-three (43) tournaments have already been booked for 2005. The pricing formula has been redone, used to use a flat line pricing and now it is decided by the number of players and the month that the event occurs. June and September are the premium months, so it is \$85 per head and you receive \$25 in credit to use for food and beverage or in the

golf shop. There also has to be a guarantee of golfers to justify closing the course for the whole day. This seems easier on tournament coordinators and being more creative when they are booking to help them on their side.

The open house was last Saturday and despite the bad weather over 100 people showed up. Twelve (12) new players signed up for the Triple Crown membership and March 1st is when everything will start. Matt has been very aggressive on trying to get renewals by email and phone calls. For the men's clubs- if they sign up by Saturday they get a dozen personalized Pro-V balls. The 2005 goal for Triple Crown enrollment is 120.

Pete added that they are about to get bids on fencing, there is \$21,500 budgeted and that will cover about 700 feet. The logical place to put it is behind greens 5 and 6, hopefully the #12 green can be tied into the SMAC project construction timeline as proposed.

VII. Adjournment

Dave motioned to adjourn, Chuck seconded and the meeting was adjourned at 7:00 pm.

Respectfully Submitted,

Chris Claxton, Director
Leawood Parks and Recreation