

IRONHORSE
Golf Club



GOLF COURSE COMMITTEE

Minutes of June 23, 2005

5:30 pm - Leawood City Hall

Main Conference Room

I. Welcome

Dick Fuller called the meeting to order at 5:50 pm. Members in attendance were Councilman Lou Rasmussen, Dick Fuller, Councilman James Taylor, Councilman Gary Bussing, John Campbell, Bobby Davidson, Chuck Sipple, Shane Gardner, Matt Roberts, Pete Spratlin of Orion and Parks and Recreation Director, Chris Claxton.

Lou Rasmussen moved to approve the minutes of the April 28th meeting. John Campbell seconded the motion. The April 28th minutes were approved unanimously.

II. Update on Plan for Addition to Creek Bank Project

Phil Gibbs and Brett Haugland of Continental Engineers attended the meeting to update the committee on the proposed addition to the creek bank repair work that they had been asked to look at. They first discussed the area back of the #5 green, which is already part of the plan. This area is producing much more water than when the course was built and it is adversely affecting the green. Phil talked with public works and said that a 36" diameter N5 plastic pipe could be used and it would work fine for drainage. We do not know if this area can wait until 2006 to be repaired. The longer we wait the more costly it will become. The repairs are roughly estimated at \$20,000. We can talk later about when to fix this area.

Brett discussed the larger plan and indicated that the yellow areas show improvements planned and the blue areas show new areas that have been identified over the last six months. They are 75-80% done in walking the golf course for the necessary documents to submit to the Corps of Engineers for the permit. Phil would like to submit these by Labor Day but it may slip to the end of the month. Once we get the schematics we can get an idea on where we are on budget estimates. Phil said that once the plan is submitted it could take six months to get the permit pushing back the completion of the plans to April of 2006 with construction to still start next fall.

Lou Rasmussen asked if we are keeping potential contractors informed.

Phil said that once we get the schematics done we will resume contact with them.

James Taylor said that this was his first meeting as a new council liaison to the committee. What I am hearing is we have a \$20,000 fix plus some additional areas and then we have the new issue on #8, so the dollars we are talking about are \$1.2 million. We are also looking at

a schedule for fall of 2006 and spring of 2007 as to when we would be losing revenue. Can we have two contracts let at the same time to the same contractor?

Lou reminded the group that we also have a third party in Johnson County Wastewater. We must work with our contractors to determine whether to shut down fully or be able to keep a portion of the course open. We wanted to be sure the magnitude of the contract would attract reputable contractors.

James said that with \$20,000 estimated to do the work on #5, could the course maintenance crew do this work? Pete said he thinks they could handle the labor but may have to rent a bobcat to do so. Pete estimates that the work would take about one week to complete.

Lou said that we must decide whether we should direct Chris to talk with the City Administrator to see if the work on #5 could be done this year, outside of the contract.

Phil asked Pete how many times we had been flooded already this year. Pete said twice.

Phil said that as we look at this area, there is no band aids on the cure to the problems have continued to grow.

Lou discussed all the entities involved with #13 SMAC project: County, Waste Water, Corps of Engineers, and the City.

Bobby Davidson asked if we will have to have any construction easements from residents.

John Campbell asked if #8 would have to be closed down during this time.

Phil said that yes, the ladies tee would be effected. Our current contract with the City allows us to complete the SMAC project concurrent with initial creek bank improvements as identified. Some work not on the course could be pushed off until after April 15th. We will have to bring the heavy equipment in off of Nall.

Gary Bussing asked that as more detail work has been done to finish the schematics, have more areas needing work been identified.

Brett said that yes, they had but we have built in 15% contingency.

Lou made a motion that we request Chris to talk with the City Administrator about doing the work "in house" the work identified on #5, due to the excessive and rapidly increasing erosion in this area. Gary Bussing seconded the motion. The motion was approved unanimously.

Lou told the group that the additional work would be going to the City Council on July 18 for approval.

Phil Gibbs also mentioned that the box culvert under Mission Road needs to be cleaned out. It currently has 3-4 feet of silt sitting in it. Lou Rasmussen said that the ordinance is clear-public works is to clean out under public streets. Chris needs to ask Scott if this is a public works problem or a golf course problem.

Brett went over the plan for the proposed additional work along #8. They did meet with the Corps on this area and it may take a little more effort to get this permitted.

Phil said that if this is going to be part of the schematics they need to know sooner than later.

Lou asked if anything the golf course construction did might have changed the channel in this area. Phil said no.

Bobby Davidson asked if the existing creek would be filled in. Brett said yes. We will use the excavated materials as some of the fill. More fill will need to be brought in. Lou reminded everyone that some fill was also going to be needed on P1, 2, and 3.

James Taylor asked that of the property owners along #8, how many will benefit. Maybe 2-3

Lou reminded the group that the engineers have identified the problem as erosion and not flooding. The house on the end is not affected at all with this plan. Phil said the only way to solve the problems for the home on the west end is to build a seawall with a gate,

Dick Fuller said that his concern is this is a difficult hole. Is there some way that if this plan is approved can this new creek being moved back 20-30 yards (not so close to the fairway) so as not to affect the landing area? Phil said that might be able to move back 10-20 yards max.

John Campbell asked if the homeowners had been approached to know that they might be asked to contribute to the costs of improving the situation.

James said that the recommendation to do the work on #8 has been favored by the public works committee and it is scheduled to go to Council on the 18th of July.

Dick asked if the public works committee had intended to ask the opinion of the golf committee as it relates to the effect to the hole.

James Taylor apologized for it not coming to the golf committee for discussion.

Dick again stated his concern to work with the plans to move the creek as far to the north so as to impact the golf course as minimally as possible.

Bobby Davidson made a motion to support the recommended plan, as approved by the public works committee, with consideration given to keeping the creek as far to the North of the fairway as possible so as to affect play as minimally as possible. John Campbell seconded the motion. All approved with the exception of Councilman Rasmussen who voted no. Lou wants the committee to know that he will not vote for this at council as these projects has no reason to benefit the golf course or the creek improvements.

Bobby Davidson reminded the group that when the developer was going to build these homes the committee did not support the four lots as planned, but the developer went ahead with them anyway.

III. General Operations

Matt Roberts gave a quick review of May. This is the best May we have had in the last 5 years. Most of the increase is due to outings, which were smaller. We had rain in June, which canceled the first Triple Crown outing, but for June we are \$10,000 ahead of revenues

as of yesterday. The Sweeney/Richardson Tournament is scheduled for June 30th. Reliable Auto had their tourney last week and was invoiced for \$20,000.

This Saturday night is an open house-live music, dinner and drink specials will be offered. There will be complimentary hors d'oeuvres will be served. The event starts at 6:00 p.m.

We are also offering a dinner special every other Thursday night. Tonight is a fish fry.

There is a couple's event coming up July 10th.

July and August are lean for events due to the anticipated heat.

The new range ball machine is being very well received by the patrons. It has exceeded our expectations. In the last 3-4 weeks there has been a 15% increase in revenues on range ball sales.

Dick said that the Gold Shop and Food/Beverage have seen significant increases as well, which is to be complimented. Merchandise sales appear to be up 175%. Why is cart usage down? Matt said that this is because of the way it is being reported.

IV. Discussion of Orion Management Agreement

(Chairman Dick Fuller asked Orion to step outside while this discussion ensued)

Dick said that his position is that this group has managed the property since the course opened. He has a problem going forward with an RFP during the closure of the course during the construction period. He feels it will be a detriment to the course.

Dick made a motion that the Golf Course Committee recommend to the City Council to extend the current contract, set to expire on December 31st of 2006, to December 31st of 2008-one year after the course reopens.

John Campbell asked if any potential legal issues with an incentive clause should be discussed-how would this work?

Gary Bussing said that there is a provision in the contract where they can appeal to the City.

John said that he would be in favor of a one year extension, to December 31 of 2007.

Lou said that he is in favor of the 2008 extension due to the importance of getting the course back in shape after the construction concludes. He said he would prefer to have Pete on board to see this happens. That would give the City Administrator the chance to get an RFP out in 2008.

Bobby Davidson seconded the motion.

John asked if this had to be discussed now.

Lou said that we need to give the recommendation sooner than later as this may relate to the construction issues, which are being determined now.

James asked if there is a situation in that these people are not performing correctly. Do we know someone who would do a better job?

Gary stated that this is a significant contract and we owe it to the citizens to put it out to bid, and I sincerely hope that Orion will bid on it.

Lou agreed with Gary that it makes sense to put it out for bid for the sake of the citizen's.

All in favor of the motion....All present voted yes, with the exception of John Campbell who voted No. *(Note: Councilman Bussing had to leave the meeting early and was not present to vote on this motion)*

V. Course Maintenance/Project Report

Pete reported that it had not been a very good spring from a maintenance perspective. Cool temperatures of 65 degrees until the 21st of May. Grass won't grow until it hits that temperature. Also had some problems with winter kill.

The holes on the greens are closing up quickly now. We have changed the formula on the greens so they would respond quicker.

No duck weed on the irrigation lake yet, which is good news.

The barbed wire fence behind #16 has been removed and the right-of-way along 151st street is being mowed weekly now.

Lou asked what the status of the fence phasing is. Pete said the fence project on #12 should commence on the 30th. The project should take about 3 weeks.

The #11 lake last its overflow in the flood but it has been repaired at a nominal cost.

Flooded bunkers have all been repaired.

Lights are on in the fountain in the irrigation lake.

VI. Adjourn

John moved to adjourn the meeting and Bobby Davidson seconded the motion. The meeting was adjourned at 7:55 pm.

Respectfully submitted,

Chris Claxton, Director
Parks and Recreation