

IRONHORSE
Golf Club



GOLF COURSE COMMITTEE
Minutes of August 25, 2005
5:30 pm – IRONHORSE Golf Club
Clubhouse Dining Room

Dick Fuller called the meeting to order at 6:05 pm. Members in attendance were Councilman Lou Rasmussen, Dick Fuller, Councilman James Taylor, John Campbell, Bob Reid, Chuck Sipple. Shane Gardner, Matt Roberts, Pete Spratlin of Orion and Parks and Recreation Director, Chris Claxton were also in attendance.

Chuck Sipple moved to approve the minutes of the July 28th meeting. John Campbell seconded the motion. Councilman Taylor and Pete Spratlin made corrections to the terminology regarding green reconstruction vs. resurfacing. The minutes were approved unanimously with changes as noted.

I. Review of Status of Improvements to Creek Bank – Hole #8

Several members of the committee accompanied course superintendent, Pete Spratlin, out to hole number 8, to review the survey stakes where Continental Engineers is proposing the creek realignment take place. Brett Haugland of CCE, said that they had moved it 35' north (as far as they think they can) per the committee's request.

Pete said that he wanted to point out that this has been a dry year until August. He noted during this time that there is a lot of water coming off two of the middle properties that once the creek is filled in will likely run on to the golf course property vs. into the creek as it had done before. We want to prevent a swamp from developing on the north side of the fairway. He discussed this with Brett.

James said that this could be addressed by doing a swale and rip-rap.

Pete said we need to make sure the water gets redirected in the final plan.

Dick asked how the slope from the homes north of the creek, relevant to the bank on the south, which is much lower, be addressed.

James said that they will likely stair-step or terrace it.

Dick said that at present this is a wasteland. A majority of the trees will come out during construction. This will allow for more visibility of the golf course for the homeowners, looking out on the now "natural space". We will not be able to get to this area to maintain it. Do the homeowners know that they will be looking out on a naturally kept area or are they expecting it to be maintained?

James said that they may request this but that we will have to say no.

Pete said that he had marked all the trees that will need to be removed according to the plan.

James asked how many trees this would be.

Pete said it would be a dozen or more.

James asked for the size and caliper

Pete said many are 12 inches or more.

Dick asked what the current status of the project is.

Councilman Taylor said that the Council has voted for the realignment, and approved the funds, pending more information from the Corps. Mr. Lambers is to meet with the homeowners and report back to the Council

II. General Operations Report

Matt reported that there are tournaments scheduled Friday-Monday in August. The course has received almost ten inches of rain this week and this is affecting play. The course is currently \$30,000 for month to date. The tournament events planned will help this number. On a positive note- There are ten shotguns scheduled for September with an average participant size of 120 golfers. In October there are eight scheduled.

Dick asked how many of these are new.

Matt said there are two new groups in September and three in October.

Lou asked if there have been any changes to the 2004 audit.

Shane said no.

Lou asked where we are at through July? It looks like without the bond debt we are at a positive cash flow. Is this correct?

Shane said yes.

Matt said that the lease is up next year on the carts and Orion would prefer that the lease be extended, especially since it will be a shortened year due to construction. The fleet is still in great shape.

Chris said she would need to discuss with Kathy Rogers. The lease was originally set up with a \$90,000 balloon payment that this City did not anticipate paying, with the plan to trade them in every 3 years.

Lou said that as a result of the conversation that took place at last months' meeting, he sat down with the Mayor and Scott Lambers to discuss the reconstruction of the greens at an estimate of \$800,000.

James said that he also discussed this with Scott and that he is supportive of the idea, but wants more information (from an outside agency) as to the current condition and the longevity of the existing greens.

Pete has initiated contact with two companies that do greens analysis to determine the life of our greens.

James said that Scott Lambers asked three questions: 1) Was the course designed for a greens life of 15 years? 2) What is the current status of the greens? 3) What is the expected cost?

Dick said that if you say a 15 year life of a USGA green it is not relevant to a 15 year life of a sand green.

Pete said that yes that is correct. One of the big factors of the aging process of a green is the drainage system. "As the superintendent, the sand doesn't necessarily bother me. If you have a bare area on the green, it is extremely hard to get grass to grow back. We currently have black layer on 14 of our greens. The drainage is very bad on these."

James asked what the analysis would cost.

Pete said there are a couple of companies including one called ISTRC could do it for \$5,000, which would include a picture detail. Also, the USGA might be able to recommend someone. Paul Vermeulen will take samples, wherein he will write the outcome up in his report. It will be technical in nature.

Dick asked if the \$800,000 estimate includes architectural plans.

Pete said no, this is just the construction cost.

Dick said it might be good to consult with one.

James said that it would be wise to get a fee from them and he would recommend that the City do a design/build.

Pete said that the number he used was based on square footage.

Dick asked how long the greens work would add to the course closure.

Pete thought it would be one month at each end.

Dick asked what the potential was of having no water during construction.

Pete said "Perfect question. They should not interrupt water (to be used on the new greens) during this time." He went on to say that we still need to have our own irrigation system up and working correctly.

James asked where 30 days on each end fall into the project timeline

Pete said maybe September 1 to May 1.

James asked how the greens would be rebuilt and open by then. We will need a schedule from Continental on the work currently approved.

Lou said that this is why it is important to get a decision from Scott Lambers on the greens because if the greens get rebuilt the course would be closed and this would be a moot point.

III. Course Maintenance/Project Report

Lou said that the second part of his conversation with Scott Lambers was about the clean-out of the culvert under Mission Road. “Chris, has a decision been made on that?”

Chris told the group that no definite decision has been made.

Chuck Sipple asked if the restroom repairs on #16 were complete.

Pete said it had been open for two weeks but the roof is still not done. The roofing contractor is having problems getting the tiles.

Chris will follow up with Public Works to find out an estimated completion date.

Pete reported that the course had gone from a drought to a flood with the irrigation system still not working properly. This has been somewhat tolerable. Pete said that it does not look like we will have to renovate turf this fall at this point. There have been some complaints in the clubhouse about the bunkers. The flooding has resulted in continual work on the bunkers with a short crew it has been hard to keep up with. We are trying to keep up with unplanned excessive mowing for this time of year also.

Pete wanted to point out another potential “red flag” in that down the road the irrigation that is attached to the bridges and exposed above ground (PVC pipes) has become brittle. They will need to be replaced. If the smaller ones rupture it would be minor. If the larger ones go this would be a major problem for the course. All the wires, etc are housed in non UV resistant PVC. Some of these are already shattered. Hole #3 is a good example of this problem.

IV. Orion Contract Extension

Chris advised the committee that this item, that was to be considered by the City Council, was moved to the September 19th meeting.

V. Misc.

Dick added one item for discussion which was to address an encroachment issue regarding a sport court. He was contacted by Glen Hemrick about the sport court he put on his property just off the #10 fairway. The problem was the court ran straight north and jutted over the property line 18”. The City is trying to force him to move the corner. He said he contacted Dick as a member of the former sub-committee to see if an exception could be made. Dick made a motion that the 18 inches be accepted as it had no impact to the golf course. John Campbell seconded the motion. It was approved unanimously. Dick also told Mr. Hemrick that regardless of what the committee recommended, he would need to go to the BZA for any request of a variance.

Lou said that if a variance is granted, it must be specific to the sport court encroachment only, so if the property changes hands it will be documented.

John Campbell moved to adjourn the meeting and Chuck Sipple seconded the motion. The meeting was adjourned at 7:15 pm.

Respectfully submitted,

Chris Claxton, Director
Parks and Recreation