

IRONHORSE
Golf Club



GOLF COURSE COMMITTEE
Minutes of September 22, 2005
5:30 pm – IRONHORSE Golf Club
Clubhouse Dining Room

Dick Fuller called the meeting to order at 6:00 pm. Members in attendance were Dick Fuller, John Campbell, Bobby Davidson, Bob Reid, and Chuck Sipple. Shane Gardner, Matt Roberts, Pete Spratlin of Orion and Parks and Recreation Director, Chris Claxton and Sara Dinkel were also in attendance.

John Campbell moved to approve the minutes of the August 25 meeting. Chuck Sipple seconded the motion. The minutes were approved unanimously.

I. Discuss Council's Response to Request to Extend Orion's Agreement

Dick Fuller reported that he recommended that Orion's contract be extended until 2008 to ensure a seamless transition of managing the course during construction.

He also reported that he attended the council meeting and the request for extension was pulled from the agenda and continued. He said that City Administrator, Scott Lambers, came over and apologized to him and said that it will be continued to the next meeting, October 17. He told Dick that he would let him know if it gets continued again.

John Campbell asked for the reason it was pulled from the agenda. Dick responded that he wasn't sure but he believes that Scott Lambers was not prepared to discuss the schedule concerning the construction. Gary Bussing and Lou Rasmussen were not aware that it was going to be pulled from the agenda. John Campbell commented that he thought only a council person could pull an item from the agenda.

Dick said he didn't know about that but it was pulled and continued. He will let the group know if it gets moved again.

II. General Operations Report

Matt reported that August financials didn't look good. Two rainy weekends were the biggest reason for the downturn, but the rest of the month looked good. One tournament got rained out in August.

The biggest concern for the month of September was the week of aerification. They had three more events scheduled for the remainder of the month.

October has six tournament events planned. Three or four of them are a modified shotgun format. The last couple's event will be held this Sunday.

Other business

They have finished the parking lot. Chuck Sipple asked if it was a public works project. Matt replied yes that they are overseeing it but it was done by an outside contractor. Dick Fuller mentioned that he noticed some problems with the “finish” on the lot. Dick said there were lots of bad spots and Bobby Davidson agreed with Dick.

Matt reported that the Leawood Employee golf outing was last Friday. Scott Lambers and the Mayor made an appearance during the event.

Chuck Sipple asked if September was coming in above or below budget? Matt responded that we need to get the tournament in that was scheduled for tomorrow and full play for Saturday and Sunday to stay on target.

Bobby Davidson then asked Matt what is our maximum and minimum budget? Bobby also noted that he thought we should be using “zero-based budgeting”, budgets that are derived from historical data to create “real budgets”.

Matt noted that whatever happens with the pending projects, they will affect the budget.

Chuck asked “When do you do the budget for 2006”? Pete Spratlin said that the budget was already prepared early last spring.

John Campbell then asked if the course could still be revenue generating during construction.

Matt replied that the clubhouse, driving range, etc. could still generate revenue.

Dick Fuller then said we need some direction from the council soon if we are going to close in July. First we need to know if are we doing the greens? And secondly, how do we go forward from there? Do we shut down everything? Do we operate some aspects of the facility?

Dick also said we need this direction because being in a position to shut down the course twice in three years is major.

Bobby Davidson then asked if the course was to be closed July to July?

It was mentioned that the maximum and minimum impact of these projects should be explained by Orion.

Chris said she would help evaluate the impact working with Orion.

Pete said he would remain very busy during a shutdown if the greens are being rebuilt. Bobby Davidson brought up the PVC piping issue from the previous meeting minutes and questioned whether it was a design problem or a construction problem? Pete explained that the PVC piping has become brittle over the years. He also explained that the choice to use PVC piping was a cost saving measure during initial construction. At the time when Pete came on board he was concerned about the piping’s durability. Pete says now we could encapsulate the piping in steel – that would be his preference – even if it was just over the bridges. Pete noted that the PVC piping has lasted for 10 years.

Chuck Sipple then asked how much money was saved when they chose to go with the plastic piping? No one knew the answer to the question.

Pete went on to say he thought that to encapsulate a single bridge with 10" pipe would probably be about \$15,000. Chuck then said you are looking at \$100,000 by the time you do all the bridges. Bobby Davidson thought it might be done for \$60,000 - \$70,000.

Pete then said another option would be to move everything under the bridges.

Mike O'Conner arrived at the meeting at 6:30 p.m.

How do you separate creek bank funds from the bridge PVC piping funds?

Contingency money of \$170,000 is being used on #8.

Chuck Sipple then asked if the welding of the pipe could be done by Public Works? Chris said no. Then Pete said that is why they chose to go with the plastic piping – to allow for some flexibility.

Pete also mentioned that going into fall; the turf is doing well and the greens came through aerification well.

Pete also wanted to thank Public Works for the new asphalt on the bridges. He said he asked for a load of asphalt and got not only the asphalt but also a group of guys to lay the asphalt along with a roller. They did all the bridges and the broken cart path on #12. Bobby Davidson then asked if it was appropriate to formally thank the Public Works Department? Dick Fuller said we should thank them and asked Sara to draft a letter for his signature.

Pete then went on to say that bridge #17 is not in good shape and isn't going to last long. He also said the putting clock is looking peaked but that was normal and it was in the process of repairing itself.

Dick then asked if we were planning on tearing out the putting green? Pete said we will redo all the greens that are key to the course including the putting green.

Pete said he was talking to the architect so they could determine what's to be done and report the findings to Scott Lambers. The architects conferred with were Chuck Hermish, Todd Clark, Dana Frye, and another who works with the Hal Irwin group. He also noted that the scope we are discussing with the architects includes the sub grade, final grade, greens, and construction specifications.

Pete said 6 of the greens would be elevated. The bigger the greens the more cost and effort involved maintaining them.

Other projects include:

- Raising the green on #14
- Improving traffic flow on the cart path
- Moving #6 to the right
- Raising #5 about three feet and losing the front bunker
- Raising #8
- Raising #10

- 13, 14, 17, & 5 are all in a 100 year flood plain

Dick Fuller then asked how long should a green last?

Pete said construction type, climate, and drainage are the main factors in the aging of a green. Pete said our greens are about 40 years old based on the combination of these factors. The bottoms are rotting because they are flooded below causing the rot or “black layer”.

Pete said we have taken a mix of all the greens and have sent them off for testing so we can get an idea as to how our greens are doing.

Dick Fuller said that based on his conversation with Paul Vermeulen (USGA) there is the potential for greens loss as soon as next year. Dick said that Scott Lambers had also questioned when the greens could start to die.

Pete says all he is concerned with is keeping the grass on top of the greens now.

It was determined what is key for the committee;

- Do we replace the greens now while the course is down?
- Or do you run the risk of shutting the course down again in the next 2-3 years.

Chris said she will get the combination of the reports from Pete (Paul (USGA) and the results of the testing lab) and present them to the City Administrator so that he can use them as tools to make an educated recommendation to the Governing Body.

Pete seems to think the lab report will support rebuilding.

Chris said we need to list the impact before the end of the year.

Matt reported that the annual business plan is usually worked on in October and finished in November. Dick thinks we need a moratorium on the business plan for next year until a decision is made on the total scope of construction.

Pete said he would not do the piping project at the same time as replacing the greens because he could not be without irrigation.

Chuck Sipple wanted to know if Pete has a firm recommendation on the pipe issue. Pete said he would get one and have it on hand in case they run into a situation where they needed to replace some pipe.

Pete said the practice course greens drain fine but they would be used for the storage of dirt during green rebuilding.

Bobby Davidson asked if we redo the greens how much of the dirt can be salvaged. Pete said if it will all have to be scrapped.

Dick Fuller asked if you could use any of the grass from on P1 & P2 and Pete replied yes.

Pete added that when we redo the greens we will go with different grass.

III. Report from USGA – Paul Vermeulen

Paul Vermeulen stated (in his written report) that rerouting the creek at #8 will make the hole more difficult, but should have no adverse effect on play of the hole.

Mike O'Connor said he was concerned about the difficulty of the surrounding holes and the impact of moving the creek.

Dick said that the Council has approved the funding of redirecting the creek at #8 for \$180,000

Bobby Davidson asked what do the property owners expect? Do they know that trees will be gone and that the area will not be maintained? Dick Fuller said the owners are probably not going to be pleased about losing the trees and looking out onto unkempt grounds.

Pete and Mike O'Connell looked over the plan for redoing the creek.

Bobby Davidson asked if the USGA recommends a July through August shutdown.

Bobby also asked if we combined the projects would it give us more leverage when dealing with the council and homeowners, and would it allow for better mobilization time?

Chuck Sipple asked about the status of the bathroom on #13. Pete said it was done and they (public works) are now looking at putting gutters on the clubhouse.

Pete reported that the maintenance building roof leaks were looked at by a contractor again, but they never get fixed.

Pete discussed the proposal to clean out the culvert under mission road:

Scott and Councilman Rasmussen met out here about the culvert cleanup and Pete was instructed to get bids on how much it would cost. He received three bids:

- \$71,000
- \$69,000
- \$12,500

Chris told Pete to email the information to Scott Lambers for his consideration and future direction on the matter.

IV. Other Business

Chris announced that this coming Sunday is the final *Sunday in September* concert at Ironwoods Park featuring David Basse & the City Light Orchestra. Everyone is encouraged to attend.

Bobby Davidson moved to adjourn the meeting and Chuck Sipple seconded the motion. The meeting was adjourned at 7:40 pm.

Respectfully submitted,

Chris Claxton, Director
Parks and Recreation

