

IRONHORSE
Golf Club



GOLF COURSE COMMITTEE
Minutes of December 8, 2005
11:45 a.m. – IRONHORSE Clubhouse

Dick Fuller called the meeting to order at 12:10 pm. Members in attendance were Dick Fuller, Mike O’Connell, Bob Reid, Council Member Gary Bussing, Council Member Lou Rasmussen, Council Member James Taylor and Chuck Sipple. Shane Gardner, Matt Roberts, and Pete Spratlin of Orion and Parks and Recreation Director, Chris Claxton and Sara Dinkel were also in attendance.

Mike O’Connell moved to approve the minutes of the November 16, 2005 meeting. Chuck Sipple seconded the motion. The minutes were approved unanimously.

I. Course Maintenance/Project Report

Chris reported that City Administrator Scott Lambert recommended the delay of construction work at Ironhorse Golf course until 2007. Scott recommended moving it back one year and when the time for construction comes that it include all projects under consideration including the SMAC project. Scott also recommended that further testing be done on the course greens prior to making a decision about reconstruction.

Chris and Pete went on to report that they reviewed the proposals for testing from ISTRC and Turf Diagnostics. ISTRC’S proposal came in at \$6,000 and Turf Diagnostics came in at \$2,125. Pete recommended ISTRC be chosen for the testing and Chris agreed with this choice. Pete went on to explain that some courses locally who have had reconstruction have used them for testing. Their approach won’t be a one time test and Pete went on to explain that they recommend testing two more times throughout the year. The initial tests would serve as a baseline for the additional testing. The decision as to whether to do an additional test could be made at a later date. Chris then proceeded to hand out a summary comparing the two proposals.

Lou Rasmussen asked if it was necessary to take three sets of samples and does it calculate to \$18,000 (\$6,000 per sample)? Pete said we could test just two times if we wanted. Mike O’Connell said that these tests may result in the findings that we don’t have to rebuild anything. Pete said we have already done the type of testing that Turf Diagnostics proposed. Then Lou asked how many greens have we tested already and Pete answered 4.

Lou that said that he wanted to clarify that we are not retesting the same greens that have been previously tested. He also went on to say that if the findings come back that we need to rebuild greens can we get these in the CIP for 2006 because testing may not be done by July. We need a testing deadline.

Chuck asked how much was being budgeted for construction and Chris reported \$1million. Mike O'Connell asked if they get the testing done in the first quarter of 2006 can we get the remainder of the testing and the results done in enough time to be ready in 2007?

Pete went on to explain the periodic approach to the testing and the difference in these tests.

Chuck Sipple then asked if it is a given that if some greens are bad does every green need to be rebuilt?

Pete said that all of the greens are experiencing the same problems; all of the greens bottoms are rotting.

Lou then asked if Scott Lambers was aware of the need for \$18,000 in testing.

Chris said no, that only one test was noted when she discussed it with him. Chris said the approach could be that we do one set of testing now and proceed with more testing later with additional testing being checked against the baseline.

Mike O'Connell asked if the purpose of the additional testing is to determine if they are getting better or worse.

Chris said once the estimate is in the CIP you still would have time to determine the scope (number) of greens needing to be rebuilt.

The discussion then turned to the topic of the management agreement with Orion. Chris reported that Scott said he would negotiate a new agreement with Orion, not an extension of the current agreement because the course could be closing.

Dick Fuller then said we know we have problems with the greens; when is the optimal time for testing for the gas that results from the greens rotting? If we test too early in the year will the greens be emitting the same levels of gases as later when the weather is warmer? Will we really learn anything in a timely enough manner to approach the council with the results and recommendations?

James Taylor added that Scott wanted a firm agreement on what needs to be addressed before he approaches the Council.

Mike O'Connell then asked if we can together make a recommendation by April 1 as to what needs to be rebuilt at the golf course.

Dick Fuller asked do we test now and James Taylor added that he believes Scott Lambers wants the testing done now. Chris added that Scott already knows we plan to spend \$6,000 on testing and he has given his approval.

James Taylor then asked why are we waiting to test? Chris then asked if this was a good time to test? Pete answered that ISTRC has said they found it amazing we had grass on the greens at all after they probed the greens and the drainage situation they found. They said they already know the ground under the greens is bad as a result of the current drainage situation.

Dick Fuller asked if this group needs to make a testing company recommendation? Chris said no that Pete can make the recommendation.

Dick asked if they would be testing right away and Pete said yes then went on to describe the method ISTRC will be using to test.

Chris said she will touch base with Scott and Pete and get this testing ready to go.

James Taylor then asked Pete how he feels about participating in the observation of the construction. Pete said he would be very involved. James also asked Pete if he wasn't involved who would oversee construction? Pete answered the City. Pete said all the architectural firms contacted would serve as construction managers if selected. James Taylor wanted to know if the project manager would be on site every day. Dick Fuller said that one of the firms agreed to be on site once a week but Dick feels the best scenario would be for Pete to observe and that we use a construction/project manager.

James Taylor said he thought it was ideal for staff to be involved.

Chris said she will discuss with Scott that the \$50,000 proposed on architectural fees doesn't include construction management.

James Taylor then asked about the terminology "design/build".

Chris then addressed hole #8 and said that Continental has no money on their current contract to continue forward so at the Council Meeting on December 18 they will present a need for an amendment to the current agreement with Continental Engineering to include moving forward with #8. Gary Bussing said Scott needs to have a status report on this so the Council can discuss the options.

Lou asked if there are any problems with the Corps of Engineers (COE) and fixing #8? Chris said they have a problem with the wall on #13 and they are opposed to any channel change and the actual letter from the COE or a summary of this matter needs to be distributed to each member of the committee.

Dick Fuller said he thought the COE had a problem with changing #8 and now they are tossing in other items to control moving forward on 8.

Chris said on December 19 either an addendum or a new contract with Continental Engineers for work on #8 will be considered. Chris then said that they are thinking a new contract is probably more appropriate.

Lou then asked about the greens and how it can lead to flooding and rip-rap?

Lou then stated that going forward the contract will be different because the responsibilities are different. Lou then asked if there was a way to generate income during the closing of the course.

Mike O'Connell said you could provide a reciprocal membership where as other courses may accept our patrons during the downtime.

Dick Fuller then added that maybe Ironhorse could serve as the caterer for the Lodge at Ironwoods.

James Taylor added that there are possibly all kinds of groups who are in need of meeting/dining facilities.

II. Update and Installation and Training for POS System

Lou asked about the POS training and Shane said that training started Monday and the system will be on-line next week. Shane said that the new POS system is linked into the EDEN system. Matt added that once again there were some budget and scheduling concerns but they are issues that we will just need to work out. Shane added that that's why December is being used as a test time.

III. Operations Report

Five parties are scheduled for the rest of December and Orion's party was cancelled last night because of the snow. Orion usually has about 100 in attendance. It will be held January 11, 2006

Lou asked about the number of 2006 tournaments booked and Matt answered that now that they know they are 100% operational for the entire year, they started working those sales and things were going well. James Taylor asked if repeat business is discounted and Matt said yes and try to get patrons to make a two-year commitment.

Lou inquired as to the status of Hook-a-Kid on Golf program and if we still offer it.

Matt said we still offer the program and will continue to offer it.

Chris suggested that we promote it more through past participants.

IV. Miscellaneous

The next meeting is scheduled for Thursday, January 19 at City Hall, 5:30.

The group asked Pete to please bring Capital Information, the Ironhorse Business Plan and the Budget.

Chuck Sipple moved to adjourn the meeting and Mike O'Connell seconded the motion.

The meeting adjourned at 1:25 p.m.

Respectfully submitted,

Chris Claxton, Director
Parks and Recreation