

IRONHORSE
Golf Club



GOLF COURSE COMMITTEE
Minutes of October 26, 2006
5:30 – Leawood City Hall

Members in attendance were Dick Fuller (Chair), Council Liaison Gary Bussing, Chuck Sipple, Carl Howell, Bob Reid, and Mike O’Connell. Matt Roberts and Pete Spratlin of Orion Golf Management Group and Parks and Recreation Director, Chris Claxton and Sara Dinkel were also in attendance.

Dick Fuller called the meeting to order at 5:50 p.m. Chuck Sipple moved to approve the minutes of the September 28, 2006 meeting and Mike O’Connell seconded the motion. Carl Howell asked if his requested change to page 7 had been received via e-mail. Sara told him she had received his request and would make the noted change. The Minutes were approved unanimously based on noted changes.

I. Architect Todd Clark – Review of Preliminary Plans for Golf Greens

Todd Clark of Clark Enterprises and his associate Brent were introduced by Pete. Mr. Clark handed out to the committee members 8 ½ x 11” versions of the preliminary plans developed to date. Todd reported that the work done to date includes meeting with the engineers Phil and Brett and reviewing their drawings and several site visits to the golf course. After confirmation of the greens that will be raised and determining what the flood plain will be we’ve determined that holes #5, #8, #10, #13, and #14 will be raised. We also have determined that hole #6 will be a redesign because we are trying to get away from the creek bank not necessarily raise the green like the others. After reviewing the base map information we have determined that there is quite a bit of discrepancy between the base map and what we have designed preliminary. In an effort to verify the information going forward we have rented a GPS data gathering machine and have started collecting this information. With this equipment we are tracking all fairway lines, the bunker lines and the elevations as well as gathering information concerning sprinkler head and drain locations resulting in some very detailed information. The information will be very valuable to this project but also to Pete and his staff in the future.

Todd expressed how important it is to establish these elevations prior to construction.

Mike asked if the GPS data is more accurate than the existing data and Todd replied “that’s right.” Todd said a lot of the base map information provided is not accurate and some of the greens shapes are off and some existing bunkers don’t even show up on the base maps. Todd said we are getting a lot of good information from the GPS system and software.

Todd told the group that it is the plan to try and preserve as much of the original design as possible and keep things looking the same. But at the same time there are some opportunities

to incorporate some new elements into the course and possibly solve some long-term maintenance problems as they relate to bunkers and drainage.

Todd then went on to review with the group some of the design elements incorporated into the each hole. Todd explained to the group when the project is complete the course will have one main trunk line, a 6 inch line with laterals spaced 16 feet apart and those will be 4 inch lines, all perforated with a clean out on the end and at the beginning. Off the lateral lines will be the vents. Right now we have drain lines that go off in all directions and in the future they will feed into the main trunk line so you'll be able to track the lines, flush them if necessary, vent them, and actually see if the drainage is working.

Chuck asked if the plan is to pull out all the old plastic lines and clean out the old solidified material and replace with new drains. Pete said "that's right."

Pete and Todd told the group the plan is for all new pipes and all new drainage.

Todd said that when we reshaped these greens we will ensure the substrate, or root zone, is the same contour as the putting surface, which means there will be 4 inches of pea gravel with 12 inches of mix on top. Right now this is very inconsistent across each green.

Todd told the group hole #3 will not be raised. He also pointed out that hole #5 will be raised approximately 2 feet. He explained that the new drainage patterns will keep the water run off out of the bunkers therefore eliminating the need to replace the sand in these bunkers. Todd said that Pete is replacing some of the sand in these bunkers every year, which is very expensive and should not be happening.

Chuck asked "if you raise this green can you get rid of the fan?" Todd said "no the fan is there for air flow." Todd said none of the greens will be raised high enough to eliminate existing fans.

Todd said that on #6 we plan to shift this green over to the right 30 feet and redo the bunkers. This will increase the "on/off path" for this green. Everyone walks the same way on and off the way it is now.

#7 stays pretty much the same; the trees are supposed to stay because losing them changes the way the green is played. Dick said that he thought it was important to flag the trees that are to remain so they will be safe and Pete said he would.

#8 will be raised 18-24".

#9 everything will stay the same; just change the drainage.

#10 will be raised 2 feet and we will try and keep the same contouring because of the way the hole falls off the back; that's what is so special about this green.

#11 is raised up 18" to help the drainage out in front and add another layer of native stone, which will help in raising the green 18". This needs to be done and will cost a little more.

#12 stays the same; just change the drainage.

#13 needs more discussion with the engineers to figure out what to do in the front. The front of the green is pretty low and wet because this area is a wet area and we have some concerns. We may be proposing some rip-rap in this area.

Dick asked if it is the intent to soften up this green and Todd said he would talk with the engineers and try to blend the features together. Todd said there is concern that after we do all this work to the green, and once we get a major storm, its all going to wash down stream anyway.

#14 raise the green 2 feet. Chuck said he thought maybe you could move the green up the hill; move the whole thing north. This could be our chance to do this. Todd said that this might have too much of an impact on the integrity of this hole.

#15 & #16 stay the same but will be cored-out and get new drainage.

#17 is to be raised up which will solve any long-term problems. Provide for more “on/off” in the back of the green. The water already breaks around the two bunkers on the right.

#18 stays the same.

Todd stressed that replacing the sand in these bunkers every year is something we need to get away from.

Todd also said the practice green will be cored out and get new drainage.

At this time Todd is working on the cost estimate and said we will need approximately 9,000 tons of sand. Todd said we need to get the sand dredged out, cleaned up, screened and stock piled as soon as possible so when we start construction it will be cleaned and stored and ready for the spring.

Todd said the sand in these bunkers should be lasting 5-7 years and it’s not.

Todd said his goal is to get these drawings done in November and then be ready to sit down and work with Continental Engineers to get the bid package together.

Chuck asked if fill dirt is necessary and Pete said yes and it might be able to come from the creek project. Chuck asked what will you do with the old dirt from the greens and Todd said since our greens don’t really have collars around the greens maybe we will try to establish some collars, but it won’t be reused on the greens. We could create a 5-6 foot collar around the greens and use *some* of the old sand to do this. This could make for nice transitions onto the greens.

Pete said he is trying to keep in mind that going forward he wants to use the existing equipment, same number of hours, and mow pattern to maintain the course.

Dick said the collars will just add a little more detail to the course. Dick went on to say that after spending more than \$1 million on the course it would be nice if we ended up with a nicer looking course with some new features we didn’t have before, especially if these things don’t add any more to the price of the project.

Gary then asked Todd if he could explain more about hole #18 and Todd offered more details concerning the contouring of the green and how to correct some of the water runoff problems. Todd also explained that #18 does not have a flooding problem and that's why some of these details haven't been included in the drawings yet.

Todd said now that he has had the chance to spend more time on the course, he and Pete have discussed how this is the time to fix some of these problems. Todd explained that although some of these details are hard to show on the drawings, when the time comes to actually contour the greens these more subtle changes can be made. Some of these changes are more in the shaping and the direction we take in contouring the greens. Todd said he will get these items in on the final drawings and at this time he is just sharing with the group some of these contouring issues and why we are considering them.

Mike asked if Todd has a list of experienced contractors that he is comfortable working with and Todd said they will stipulate in the bid package that the contractor will need to be a member of the Golf Course Builders Association. Most of the contractors Todd works with are members.

Chuck then told the group that he was of the understanding that all the work needs to be done pretty fast and not in a sequenced manner. Pete said the work on all the holes will be going on at the same time. Todd said the key to successful construction is to get these greens built so we can get zoysia grass down during the summer months.

Dick said "what do you see for 2007? Are there contractors available?" Todd said right now some of the contractors he works with are looking for work to bid.

Todd said he will probably have his drawings done in the next 30 days.

Chuck asked Todd if his responsibility for the project ends once the work goes to bid. Todd said he will be involved during construction. He said he will have a weekly meeting with the contractors and will focused on all the features of the golf course during the greens work and the creek work.

Dick then suggested that these drawings/plans be posted out at the clubhouse so we can share with the golfers.

At this time Todd thanked the group and left the meeting.

Chuck then shared with the group that he would like to see 3 greens moved because this is a perfect opportunity to make this happen. There are three greens he would like to see happen:

- #4 be moved to the north – the south side is always wet
- #14 be moved to the north about 10 feet or so away from the creek towards the cart path
- #17 be moved away from the creek to the west 10 feet or so

Chuck said we should take advantage of the project to move these greens away from the source of their problems.

Pete said to Chuck that he would take a look at these suggestions along with some other changes but its important that we not change the overall character of the course.

Chuck also asked about a member meeting so the members can ask questions and Pete said he is trying to keep the customers up-to-date. Pete also said that some of the Triple Crown members are getting excited about the pending work. Chris said that we intend to stay in contact with all of the core users via the two websites and perhaps a quarterly newsletter that might include pictures of the progress

II. Update on the Course Management/Orion Agreement

Chris said she thought that everyone received her e-mail about the new agreement with Orion and that it was approved by the City Council and will run 2007, 2008, & 2009. The major difference in the agreement is that the golf course maintenance would come under the City starting January 1, 2007. This means that Pete and all the maintenance staff will become city employees and the management and operations will still be handled by Orion.

Chris said coming in house does not mean that Brian and his group will be taking care of the golf course. It will continue to be maintained by experienced golf course maintenance personnel.

Dick asked "How does that work? Pete has 8 employees that work on the golf course. Will Pete's people be pulled to work on City related work, such as another ice storm?"

Pete said under specific circumstances and when there is a need he sees his staff assisting Brian as well as Brian's staff assisting the golf course.

Dick asked does this give Pete's staff more access to the City's resources. Pete said he has borrowed city resources before, its usually his first option. Chris said there is a good working relationship already in place between Parks Maintenance and the Golf Course, neither of which has been territorial with their equipment.

III. General Operations and Triple Crown/League Relocation for 2007

Matt referred to the e-mail/information sent out previously by Shane. The main issue is trying to find golf options for the customers for 2007 in an effort to attract them back in 2008. In the information Matt was referring to the list of courses and what they were willing to do for our members during the course closing.

Dick asked if the course in Raymore, Creekmore, is going to open in May. Pete and Matt said yes its supposed to open in May. Matt said he thought they'll charge in the \$60 range.

Matt also said some of our members may be going to Heritage Golf Course. Matt said what's key is if we will be able to get the members back in 2008.

Dick asked Chris "when are the refund letters going out?" Chris said the checks were cut and the letters will go out tomorrow. Triple Crown Members will get their checks and letters in the next few days. The 10 Play Card holders will get a letter instructing them on how they can get a refund for the balance of what remains on the card. Triple Crown Members will receive refund checks for 2/12 of the total they paid. The 10 Play cards will be refunded on the balance of punches left on the card. Chris also said the press release went out on

Monday. Chris said Laura from the Star wants to do a little article about the closing. There is also information on the web site and we plan to put something out there every month starting in February and follow through with bi-monthly or quarterly updates via a newsletter. We agreed to meet with the HOA's maybe quarterly so they in turn can get the information into their newsletters for adjacent homeowners.

Dick said "what will be out there? Will you shut down completely; have heat?" Chris said "we will have heat and we are looking into security shutters. We will start doing some renovation on the clubhouse such as painting, change out the ceiling, new carpet, and new doors. These are things we already have budgeted for 2007."

Dick asked about the cart batteries and Chris said they plan to talk with them about some options and see what we can do with them. Chuck said we need to start with fresh batteries when we reopen. Pete said at one time we discussed returning the batteries back to Club Car. Pete said his crew will do whatever is necessary to maintain the batteries.

Chuck said having to keep those batteries charged and stored in the basement is a whole set of issues we will need to deal with.

Chuck asked about an inventory liquidation plan and Chris said some big ticket items have been returned. Chuck was asking from the standpoint of keeping us in good favor with the club members if they could get a substantial deal at the end of the year. Chris said we have an inventory scheduled for next Tuesday so we can see what we have left.

Matt said traditionally we've always had a member sale but this will be Scott Lambers' call. Chris said she think's Scott wants to sell the inventory and will determine the approach once the inventory is complete.

IV. Meeting with HOA's

Chris told the group that she, Joe Johnson, Public Works Director and Brett Haugland with Continental Engineering met with officer's from the surrounding Home Owners Association. The meeting went pretty well and most of them were happy they got the chance to see the plans and ask some questions.

Pete asked Chris as a result of the HOA meeting in there any further action necessary on the fountain or the netting for the driving range? Chris explained to the group that some suggestion was made that the HOA take an interest in paying for the fountain since it is only aesthetic in nature.

V. Maintenance Report

Pete noted they have been maintaining the fairways and will mow the rough until we don't have to-when the grass stops growing, which should be soon. The crew is still top dressing and verticutting and trying to keep things as normal as possible.

Some people have called to see if we are closed yet and business has been slower.

VI. Misc.

Chuck told the group that he had an interest in seeing the RFP for the greens and the RFP for the creek bank project just to see what is included and what is the contractor's obligation. Pete said meetings are being set up in mid November to determine these things so we won't have this information together before December, maybe 60 days away. Pete said Brett with CCE is being very careful of what is included in this project and have been providing Pete with frequent updates, especially where the trees are concerned.

Chuck did express his concern that the process is moving along quite slowly and we are closing 12/31 and then nothing is going to happen until March 1, 2007. Chris said they will start coring the greens and staging the project as soon as we close. We will also start working on the new ceilings and a few others clubhouse projects.

VII. Miscellaneous

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

The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Chris Claxton, Director
Parks and Recreation