

IRONHORSE  
Golf Club



**GOLF COURSE COMMITTEE**

**Minutes of October 23, 2008**

**5:30 P.M. – Main Conference Room, Leawood City Hall**

Members in attendance were Dick Fuller (Chair), Bob Reid, Chuck Sipple, Tommy Davidson, and council liaisons Lou Rasmussen and James Azeltine. Also present were Shane Gardner of Orion Management Solutions, Inc., and staff members Pete Spratlin, Chris Claxton, and Tonia Morgan.

Guests in attendance were Mike Sanders and Jim Rochel both residents of Leawood that live on Hole #11.

Dick Fuller called the meeting to order at 5:45 p.m. Chuck Sipple moved to approve the minutes of the August 28, 2008 meeting and Tommy Davidson seconded the motion.

**I. Request from Ironhorse Estates – Fountain, Hole #11 Pond**

Guest Jim Rochel reported that he, along with Mike Sanders, conducted a survey of the twenty-four residents that reside surrounding Hole #11 in regards to installing a fountain. Funds were collected from the residents and a fountain was installed by the City with an agreement that the City of Leawood would pay to connect the electricity and pay the monthly utility costs to operate it.

He reported that the residents noticed a tremendous amount of algae growing on top the pond this summer. Don Helstram, a fountain expert/salesman from the area was contacted and completed an inspection. He recognized that three bubblers were affected and were helping the fish more than the algae problem. Mr. Helstram recommended removing the existing fountain that currently produces 40 gallons a minute and replacing it with a larger one that produces 140 gallons per minute. This should have a substantial impact on the algae growth in the pond.

A discussion was raised to the Golf Committee by Mr. Rochel and Mr. Sanders for the City of Leawood to incur the cost of purchasing a new fountain and continue to maintain the monthly electrical cost. The cost of a new fountain was \$12,000 plus.

Several questions were raised by the Committee Members and a unanimous decision was made for Mr. Rochel and Mr. Sanders to go back to the homeowners and determine how much money they are willing to incur for the cost of a new fountain. The City may be willing to meet them half way or pay a portion of it, but it is not in the best interest of the City to pay for the entire amount of a new fountain as it has no added benefit to the golf course. It is a benefit to the homeowners that reside around Hole #11.

Dick Fuller reported that it would have to be determined by the City if they would have an interest in covering the cost.

Mr. Rochel asked Dick Fuller if the homeowners cover half the cost would the Committee be willing to make a recommendation to the Council on their behalf for the remaining amount.

Dick Fuller said that if the homeowner's are willing to do this, the committee can make a recommendation to the Council but there aren't any guarantees.

Mr. Rochel and Mr. Sanders appreciated the comments of the Committee and agreed to take this information to their homeowners and contact the Committee soon.

*With respect for Councilman Azeltine leaving early to attend another meeting, Chairman Dick Fuller moved forward to Item IV on the agenda.*

#### **IV. 2009 Fee Recommendations**

Shane Gardner passed around two different handouts (please see attached). He reported that he was asked to make a recommendation for the 2009 fees. Shane gave an overview of the fee recommendations to the Committee.

Shane reported on the changes from 2006 and 2008. Shane reported that the course was not open in 2007.

Shane also reported that the daily fee rates are very similar with two exceptions- The Leawood resident fee discount will increase from \$5.00 to \$10.00. This is based on patron feedback.

Shane reported that the only other change in the daily fee is the evening category. The start time will begin at 5:00p.m. instead of 6:00p.m.

Dick Fuller asked if the three hole practice course is continual play or is there a limit. Shane reported that they are allowed to go around three times. Shane also reported that Pete put three sets of tees on each tee. Most people that play this course are fathers and mothers with their sons or daughters.

Shane reported that the cost of the Triple Crown will increase to \$3,000 based upon a survey of competition that was completed. The price for 2008 members will remain at \$2,800. The people that joined in 2008 and stayed will receive a discount in 2009 for being loyal customers.

Councilman Rasmussen asked if a time limit can be incorporated for signing up. Lou feels this is better and much easier for the council than an open sign up time.

A motion was made to approve the fees as presented, with the caveat that College Fees will increase to \$2,200 from \$2,000. Chuck Sipple made the motion and it was seconded by Tommy Davidson.

## **V. Cart Recommendations (Orion)**

Shane reported that the City asked him to make a recommendation regarding the golf carts. Shane reported that they sat for a year and had one year of use. An inventory was taken and it was noticed that some tires need to be replaced and a few batteries need work and also a couple of windshields need repair but for the most part, they are in good shape.

Shane's recommendation is to keep the carts that we currently have.

Chuck Sipple asked if any batteries deteriorated, and if so, is it because they sat for a while. Shane reported that some will need to be replaced, but he is uncertain what caused it.

Shane reported that the cost to repair the existing golf carts is minor compared to the cost of purchasing a new fleet.

Shane reported that he spoke with Kathy in the Finance Department and the City purchased the golf carts so there is nothing prohibiting us from keeping them.

Shane also reported that he would like to keep them for the rest of the year and see how they hold up and then complete a follow up at the end of the year.

Guest Mr. Jim Rochel reported that the only difference in keeping the current carts compared to carts at other courses is some are offering GPS systems.

Shane reported that this is in the recommendation to add this feature at some point and it would be nice to do so. The cost of GPS systems are decreasing. We will look into purchasing them in the future.

Dick Fuller asked how many carts are inoperable. Shane reported that there are eight carts out of eighty that are not working.

Chuck Sipple made a motion to recommend the continuation of the current cart fleet for 2009. Tommy Davidson seconded the motion. The motion was carried unanimously.

## **II. Discuss Maintenance Plan Progress**

Lou Rasmussen reported that he is disappointed with Patty Bennett that there isn't a report from her regarding what is going on with Hole #9 and Hole #10 on the fence issue.

Lou reported that he asked the Mayor and the City Administrator to go along with him to look at the situation on #5. He respects Patty's opinion, but understands that two lawyers can disagree. Lou reported that he wanted facts to be known about what is going on.

Lou reported that he has no objection to the City taxpayers picking up some cost to ameliorate the damage and agrees that there should be some responsibility to this.

Lou reported that when he, the City Administrator and the Mayor were assessing things with Pete, the lake was brim full and dribbling over the outlet. Lou reported that this made him more aware that in any storm it would come over the bank.

Lou also reported that the Mayor and City Administrator agreed that Pete should talk to the adjoining Homeowners Association and homeowner Brian McCrae about the spillway.

Lou reported that the City had to argue very persuasively to make the channelization of our side of the fence in the reconstruction of the golf course.

Lou also reported that the City put in a 36 inch pipe on our side to accommodate the water. He is concerned that the channel is not able to carry the water flow for a pipe with its capacity.

Lou reported that there will be one angry Councilman if the City has to incur the cost of re-sodding the area and taking care of it again.

Lou reported that since then, it was stated that the situation is being looked into by the homeowners association.

Lou also reported that the developer for Mission Reserve (Hole #9) has been told but has not been cited for the fence lying down.

Pete reported that there is serious misunderstanding going on about #9 and the developer is working with the City and has written to Scott and Patty to ask for a continuance on the court date in regards to the miscommunication.

Lou asked Chris to update the committee with information she receives from Patty.

Pete reported that Leo Morton spoke with the new Homeowners Association Property Manager who gathered information with the deeds to the property and property outline. They submitted a list of questions to the City. This is for the swale issue on hole #5.

Pete reported that the greater majority of the swale is on the McCrae's private property. The Management of the Association is requesting the City to work with the homeowner.

Lou reported that this is contrary to the cities ordinances. He also reported that if she hasn't already received it, to please get this information to Patty.

Lou reported that he would like to receive a report from Patty as well as Pete regarding the status of the three holes. The report from Pete should include the cost to ameliorate the problem.

Chuck Sipple reported that it wasn't nice to push this onto McCrae. Lou and other Committee members agreed. It is not McCrae's water; the water is coming from the lake.

Pete reported that it will cost \$19,000 to build a storm drain on our side to intercept future water problems.

Pete passed out an Aggressive Maintenance Plan Update Report and gave an overview of the report. Pete reported that he has received a lot of compliments about the condition of the course. A lot of advancements have been made, but they are still working on certain areas.

Pete reported that the labor contract workers ended on October 10. There are currently eight maintenance workers on staff including himself, Eric, and the mechanic.

Tommy Davidson asked a question about the walkway from the cart path on #17 and #15 up to the green.

Chuck Sipple reported that he drove by today and it was solid mush.

Pete reported that the area will be sodded and stone steps put in later this year.

Chuck Sipple asked when Pete will shut down the irrigation. Pete reported that it depends on the weather.

Council Rasmussen reported that he would like the minutes to show that the Golf Course Advisory Committee reviewed and accepted Pete's report.

Tommy Davidson made a motion to approve Pete's Maintenance Plan Report. Chuck Sipple seconded the motion. The motion was approved unanimously.

Dick Fuller reported that he was on the course recently and spoke with several Marshalls relative to the course and also a vociferous Triple Crown member as well as a Men's Club Member who is never hesitant about making his feelings known. Dick asked his thoughts about the condition of the course. He was very complimentary and pleased with the changes that had been made.

Dick also reported that a lot of people who were disappointed are coming around and recognizing the progress. They feel more comfortable that the emphasis is being put on the fact that the City is putting the money into the course to get it done. They were very complimentary of what Pete has done.

Dick reported that it has been a difficult summer for Pete and all involved but there certainly has been a lot of progress made.

Dick reported that the next meeting will be November 20, at City Hall.

### **III. Discuss Current Expense Revenues**

Councilman Rasmussen reported that he has always been proud of the golf course as one of the few City enterprises that made its operating expenses.

Lou reported that looking at the numbers on Shane's report, we are down \$100,000 for roughly forty-five days. He would like the Golf Course Advisory Committee to receive a financial report that used to be provided monthly. As a Councilman, it is unfortunate that he doesn't have any idea of the operating ratio for the current period. Lou asked Chris and the committee if she or anyone has any idea why the reports are no longer provided.

Chris reported that she does not, but she talked to Kathy several months ago regarding this and vaguely remembers her mentioning potentially providing these in the quarterly report that the Council receives. Chris also reported that she has not received anything yet. Chris reported that she will talk to Kathy again about receiving monthly financial reports with basic revenue, expense information- as compared to budget.

Dick Fuller asked if this would be a directive from the Council to receive these reports.

Lou reported that if it doesn't come through by procedure or routine, he will make the motion at the City Council.

Dick Fuller reported that he would assume someone is doing monthly statements.

Chris reported that to the best of her knowledge, they are not doing monthly statements.

Shane reported that the reports are not broken out specifically for the golf course. Shane reported that he was responsible for preparing the statements but when he stopped doing them, Kathy started preparing them.

Lou reported that he would like to assign the Director of The Parks & Recreation Department the challenge of getting monthly operating statements for the Advisory Board to review.

Dick reported that the reality is as a Golf Course Committee, it is the responsibility of the Advisory Board to remain knowledgeable of the income data and we are not receiving it.

Lou reported that he would like to see at a minimum, the revenues less the assigned operating expenses which exclude the depreciation charges and the capital so the operating ratio is positive. On the last report we were at 110% and made a contribution from our operations and he would like this to continue.

Dick Fuller asked Shane where he pulled the information (numbers) for his report.

Shane reported that he pulled them from the Crescent System but it should be noted that his numbers are revenues. The expenses would be in Eden.

Dick reported that the reality is for the last two years the Committee has been expected to be accountable for the golf course expenses, income and to find out what we are charging and how much we are receiving per round, but it makes it difficult when we aren't receiving any information.

A motion was made by Bob Reid to adjourn the meeting at 7:57 pm. The motion was seconded by Tommy Davidson. The meeting was adjourned by a unanimous vote.

Respectfully submitted,

Chris Claxton, Director  
Parks and Recreation