

IRONHORSE
Golf Club



GOLF COURSE COMMITTEE

Minutes of December 12, 2008

11:45 A.M. – Hereford House Restaurant, Leawood City, Ks

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 were Mike Sanders, who resides on the east side and Jim Rochel, who resides on the west of Hole #11.

Dick Fuller called the meeting to order at 12:05 p.m. Chuck Sipple moved to approve the minutes of the November 20, 2008 meeting and Tommy Davidson seconded the motion. The minutes were approved unanimously.

I. Discuss Potential Fountain Upgrade in Pond #11

Dick Fuller reported that Mr. Rochel and Mr. Sanders attended the Ironhorse Advisory meeting in October referencing the fountain on hole #11. It was discussed at the meeting that the City of Leawood incur the cost of purchasing a new fountain. After a discussion, the committee asked Mr. Rochel and Mr. Sanders to go back to the homeowners and determine the amount they are willing to pay to cover the cost of purchasing a larger fountain and present this at this meeting.

Jim Rochel reported that he met with the homeowners and they showed great interest in pursuing this and are willing to pay a portion of the cost to increase the size of the fountain. Jim reported that Pete met with Blue Valley Laboratories, Inc. and received a proposal for a better fountain than before at a lower cost.

Jim reported that they were originally looking at a \$12k fountain that would produce 140 gallons per minute. But with Pete's help, they have found a fountain that will produce double the amount at 320 gallons per minute.

Jim reported that he spoke with Brent Kramer of Blue Valley Laboratories about this fountain and was told that this would not cure the alga problem on the pond, but the level of water flow would be a help to the maintenance. It will be beneficial in the long term.

Jim reported that the cost to purchase this fountain, including installation is \$7,433.00. Jim reported that the city paid to install the previous fountain.

Lou Rasmussen asked to what extent the surrounding residents are willing to pay for the new fountain.

Dick reported that he would like to clarify that the initial one was \$3000 + and installed under Pete's guidance. Jim reported that this is correct. The new fountain is \$7000+ . .

Jim reported that in lieu of a credit for the old fountain they received a 10% discount.

Dick asked Jim the exact amount they are requesting from the city.

Jim reported that the homeowners would like the city to recognize the \$3000 they paid for the original fountain. Jim also reported that the city contributed \$6000 for the electrical hook-up and installation costs. Most of the homeowners are comfortable with paying an additional \$2000 towards the cost of the new fountain.

Councilman Azeltine asked Chris what Scott's amount is where he has total discretion.

Chris reported that this amount is up to \$15,000.

Dick Fuller asked Pete how relevant the new fountain is to the one on #6. Pete reported that it is bigger. It will not be undersized.

Chuck Sipple asked Pete if the electrical is capable of handling the increase in horsepower pump or will it need to be rewired.

Pete reported that he will have to upgrade the electrical to accommodate the new fountain/pump.

Councilman Rasmussen asked the cost.

Pete reported that it will be less than \$1000.00. Chuck asked if this is part of the deal. Is it part of the \$7433? Pete reported that part of the deal is to maintain the electrical, but this would be an additional cost.

Chris asked Pete if the \$1000 is part of the \$7433. Pete reported that it is not. The total cost would be about \$8500.

Dick asked if it is known what the operational cost will be because the fountain is twice the size as the current fountain.

Pete reported that he is uncertain the actual cost but the powering requirement will double.

Chuck Sipple asked if the obsolete fountain can be used if a new fountain is installed on hole#11.

Pete reported that the fountain is so small; he doesn't think it would help the algae problem.

Chris reported that there is a similar problem in City Park. There is a bigger fountain with two bubblers. Chris reported that they are also using Blue Valley Labs to help control algae growth during the warmer months.

Pete reported that the lake in City Park will get overflow from the creek at times. There is no control what gets into this lake during a major flow.

Pete reported that he doesn't want to insinuate that purchasing a bigger fountain is going to control the algae problem.

Dick Fuller asked Jim Rochel if the homeowners were willing to pay \$3,000. Dick reported that if they will, is he requesting the city to pay the additional \$5,000. Jim Rochel reported that this is a good synopsis.

If so, roughly he is asking the city to pay the additional \$5,000. reported that he is presenting the request with two respects. The increase water flow would help. Jim also reported that aesthetically it would be a prettier fountain because the current one is undersized for what they attempted to do.

Jim reported that they are requesting the city to pay for the purchase of a larger fountain totaling \$8500.

Chuck Sipple asked what original agreement was made with homeowners. Pete reported that the city agreed to install the original fountain and provide the electrical, along with the monthly bill.

Tommy Davidson asked if the homeowners will agree to pay additional price for the fountain.

Jim reported that they bought with good intentions what they thought would be the right fountain for the pond. But, it has been determined that a larger fountain is needed and they are asking the city for assistance. The original agreement was that if the homeowners purchased a fountain that the city would install it, maintain it and provide the electricity.

Mike Sanders reported that with the algae buildup it appears to get jammed quickly with the smaller pump. If there was a more powerful pump, it will pump it through and keep it going. At times, it spits out of the spout.

Dick Fuller asked the monthly electrical cost. Pete reported that it is on a separate meter and cost about \$50.00 per month.

Chuck Sipple asked Pete if there was any true benefit to the course if a larger fountain is installed. Pete reported that other than the aesthetics of a fountain, there is none.

Chuck reported that it would be nice to share the cost. The city could pay 10% and the homeowners could pay 90% since they get all the benefit from it.

Mike Sanders reported that the golfers and the homeowners receive the benefit of the fountain but ultimately the golfers receive the most benefit. Aesthetically the city is providing a pleasant environment for the golfers that pay to play the course. If the golfers see a fountain that is clogged up and spitting out algae, it is more annoying than having a workable fountain.

Tommy Davidson reported that you are talking about golfers that are looking over the pond; they are not looking at the fountain.

Dick Fuller reported that the golf committee can only make recommendations to the council.

Councilman Rasmussen reported that this would have to go in the capital improvements program in 2009. He is uncertain how the council will look at it when reviewing the C.I.P.

Councilman Rasmussen reported that he wouldn't be overly optimistic. The big question is if it is necessary for the operation of the golf course. From what has been reported, the answer is no.

Councilman Azeltine agreed with Councilman Rasmussen. The only thing that could possibly give it a chance is if the homeowners are willing to incur some of the cost. Councilman Azeltine reported that he is always looking for ways to leverage the cities resources.

Chuck Sipple made a motion to meet the homeowners on a 50/50 proposition on the capital cost for the fountain on number 11.

Tommy Davidson seconded the motion. The motion was carried unanimously.

IV. II. Discuss Maintenance Plan Progress

Chris passed around an Aggressive Maintenance Plan Update Report 3 from last meeting and the new one, #4. Chris reported that #3 was sent in an e-mail prior to the meeting. Chris also reported that #4 is the latest report and will accompany the minutes of this meeting when going to the council. This is not part of what was received via e-mail.

Councilman Rasmussen asked about Patty Bennett's report on the legal issues.

Chris reported that staff consulted with Patty on the potential code violation. She is working on a memo that will detail each issue.

Chris reported that #9 is resolved and is complete. The fence is up. The city is satisfied with the work. The issue on #10 is not resolved because the offer the city made to the homeowner was rejected. The homeowner is working with the county to see if they will buy the home.

Pete reported that the homeowner's fence is on the property line and is still down since the June 3 flood. He has been cited and has a court date January 28, 2009. Pete reported that the homeowner feels there was so much sod that was washed away during the flood and that is what caused his fence to come down.

Pete reported that he was offered to deed the section in question to the City and move his fence up to the berm. The homeowner said he will not donate any section of his property to the city. Pete reported that the homeowner did not acquire a permit to build the berm, which changed the flow of the stream. The homeowner altered this without approval. Pete also reported that FEMA is involved.

Dick Fuller asked if the committee has to wait until the January court date to see what the determination is.

Chris reported that she will ask if we have to wait for the court date and a decision is rendered before any action can be taken, but assumes so.

Pete reported that the Mayor and the City Administrator visited #5. There is a code violation in the waterway but it is not what is causing the diversion of the water. Also there are weeds and drainage pipe and this is not allowed by code. If the weeds are removed, it will not solve the main problem. The City actually built the berm in 1994 that is failing. It is not on our property. Pete reported that he received a bid for \$5500.00 to make some corrections that might help some, for the short term. He has been trading phone calls with the Executive Director of the Homeowners Association to discuss any participation they as well as the homeowner (McRae's) may have for the cost.

Councilman Rasmussen reported that this needs to get resolved. It has been going for far too long. Councilman Rasmussen also reported that he is willing to make a motion on the council level to request them to take action to enforce our rights.

Pete reported that Linda is the Executive Director for the Homeowners Association. She has researched and documented the history of the property and this information was sent to Leo. Pete would like to meet with her as soon as possible, but they keep missing each other.

Councilman Azeltine reported that a deadline needs to be set. James also suggested that the next time Pete talks to Leo to inform him that this is where we are headed.

Councilman Rasmussen suggested that this should be finalized within 30 days. He is tired of paying for this repeatedly.

Dick Fuller clarified with Lou that he is suggesting notifying the Homeowners Association that we would like a response from the parties involved (within the next 45 days) of their intentions or necessary action will be taken on behalf of the city which could result in the city repairing it at the homeowners expense.

Councilman Rasmussen reported that there was a City Council unanimous directive to the City Attorney to receive a report from her as well as Chris Claxton and Pete listing what has been accomplished in terms of the maintenance report. Lou asked if this will be received by the next meeting.

Chris reported that she is uncertain what he is supposed to get from Patty.

Councilman Rasmussen reported that Patty sends memos and Pete is supposed to include the memos in his report to the City Council. He also reported that this will alleviate the notations on the maintenance reports that state certain areas have been reported to Patty Bennett.

Councilman Rasmussen reported that when the eight Council members read this, with all due respect, Pete will not be able to get away with saying this because they don't know what he is talking about.

Chris reported that the maintenance reports will be attached with the November 20, 2008 minutes that the committee approved today. Plan #3 is technically apart of this. Chris also reported that when the minutes from today's meeting (12/12/08) are approved, Plan#4 will be attached as requested.

Councilman Rasmussen reported that the Council is concerned about the tens of thousands of dollars that are being moved potentially from the reserves into various operating accounts. He hopes people can understand where he, along with the council are coming from. He would like to be clear that the committee understands what is going on at the course.

Dick Fuller asked if the Councilman Rasmussen besides himself, because he is on the Golf Advisory Committee, do other Council members understand the maintenance reports.

Chris report that she assumes they do as there weren't any questions on the first two that went through, but perhaps Pete should provide a cover memo to go along with it for the next meeting if it is needed.

Chris asked the committee to remember that the first one was an agenda item and report. The others have been minute attachments.

Councilman Rasmussen reported that the council addressed the issue that the minutes of the Golf Course Advisory Committee would include the comments made by the City Attorney. This is in the record and it hasn't been challenged.

Councilman Rasmussen reported that when the council receives their consent agenda, it says minutes of the Golf Course Advisory Committee attached with Pete's accomplishments about what he's done with the money given. And what Patty is doing to try to straighten out the legal issues on #5, #9, and #10.

Dick Fuller reported that if he were a Councilman he would be concerned items listed on the report in September under the "Not Yet Scheduled" column that are in the same spot on the November report. Dick's concern is why there are so many 1's under "Not Yet Scheduled". It has been almost 6 months.

Pete reported that all of the not scheduled items have to do with warm season turf.

Dick reported that he is not here to criticize but the purpose of the report was to give the Council an accountability of what is going on at the course. If it is on the same spot of the list after five reports, you might wonder if Pete is being held accountable.

Tommy Davidson reported that he agrees wholeheartedly with this.

Chris reported that she doesn't disagree, and understands that how this may be interpreted. Chris also reported that her recommendation is to put a cover memo on each report that explains anything odd. Chris asked Pete to do this for the next report.

III. Discuss YTD Expenses (November)

Councilman Rasmussen reported that there has been confusion about who is supposed to report to the committee in regards to the operating revenue and expenses of the course. Councilman Rasmussen reported that he met with Scott Lambers, the City Administrator today who indicated that the responsibility for doing is unequivocally with Orion.

Councilman Rasmussen reported that he wanted to make the committee aware of this and will expect monthly operating statements from Orion moving forward.

Councilman Rasmussen reported that the committee should be commended. For a decade, this is the only operation of the City of Leawood that has exceeded its operating cost. Councilman Rasmussen also reported that for the first time going into 2009 we are in a position where the operating expenses and revenues are negative. This is very disappointing.

Councilman Rasmussen reported that admittedly 2008 was a very difficult year. But going into 09 with an operating deficit is discouraging. He encourages on a monthly basis to look at what can be done to get back to a successful operation.

Chris reported that it would be helpful to her and the committee if Shane can also complete a variance report when doing the monthly reports. This used to be done in the past.

Shane reported that they were doing the financial reports until 2006. At this time the City wanted to combine both systems and the Finance Department produced the monthly reports with the Eden System. He is more than willing to take this over in 2009, if this is what the City is requesting.

Shane reported that the projection on the budget for 2009 shows a \$250,000 loss.

Dick Fuller asked how much is related to maintenance issues.

Shane reported that he doesn't have the actual amount. Shane reported that he will have to look at what 2006 actuals were compared to what 2009 is budgeted and get back with the committee.

Councilman Rasmussen complimented Shane for being very successful. He would appreciate any suggestions Shane has for improving the revenues, and decreasing the expenses.

IV. 2009 Business Plan

Dick Fuller passed around a letter that the Mayor circulated from a senior, Keith Smith who lives in Leawood and plays golf at the course on a regular basis. Mr. Smith's concern is regarding discounts for seniors non prime. Mr. Smith forwarded his letter to the Mayor who asked that the committee to discuss his concern.

Shane reported that it is \$40.00, which is a \$20.00 discount. Shane reported that there is no prime time discount but they have the opportunity to purchase a senior play card which would take the price down to \$35.00 a round and reflects a \$25.00 break during the week and a \$35.00 break on Fridays. These cards are available to seniors from all over Kansas City.

Dick reported that Mr. Smith's request is that as a Leawood taxpaying resident and a senior, he should receive a bigger break than any other senior that plays the course. At present a senior rate doesn't decipher where you reside.

Tommy Davidson asked what would prevent a non senior Leawood resident who is a taxpayer from saying they should also receive a discount over players that don't reside in Leawood. Tommy asked where you draw the line.

Shane reported that the line is drawn when you have a discounted rate that may fall under a junior rate, a twilight rate, or an evening rate that the rates are discounted as low as you can go for that particular time period, making no reference to resident or non residents.

Shane reported that what he has tried to do is give the discount to residents during prime and non prime when the majority of people play. He was recently asked about having a Leawood discount for the Triple Crown Program and there should also be a senior discount for Triple Crown and a senior Leawood Triple Crown discount.

Shane reported that seniors play the most rounds in the Triple Crown program Mon-Fri. He gets asked this about an additional senior discount all the time.

Chuck Sipple reported that the Mayor should be made aware of the tremendous break the seniors receive with the ten play card to be able to give this information to Mr. Smith.

Dick Fuller asked Chris to inform the Mayor of all of the discounts available.

Dick Fuller reported that in the November meeting it was discussed that Chris had not received a draft of the business plan, once it was received, it would be discussed at the December meeting and the committee could go to the council with any needed recommendations.

Dick asked Chris if she had received this yet. Chris reported that she hasn't received it yet.

Councilman Rasmussen asked why the business plan isn't going to the Council in January.

Chris reported that it would go if we have everyone's comments back. Shane reported that all of the committee members have received it.

Chris reported that it will go to Council in January but the exact date hasn't been determined.

Dick reported that if the committee made its changes at the last meeting, if there were subsequent changes made, the committee should be notified of this. Dick asked, if it is going January 5, when the committee will see it.

Chris reported that her recommendation would not be to take it on the 5th. Chris would like to get everyone's input.

Lou said he would like it to go on the 5th and if it gets pushed back, it can still be discussed at the second meeting in January.

A motion was made by Chuck Sipple to adjourn the meeting at 1:46 pm. The motion was seconded by Bob Reid. The meeting was adjourned by a unanimous vote.

Respectfully submitted,

Chris Claxton, Director
Parks and Recreation