

IRONHORSE  
Golf Club



**GOLF COURSE COMMITTEE**

**Minutes of February 26, 2009**

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

Members in attendance were Dick Fuller (Chair), Bob Reid, Chuck Sipple, Leo Morton, and Tommy Davidson (via telephone from Arizona). 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.

Dick Fuller called the meeting to order at 6:00 p.m. Chuck Sipple moved to approve the minutes of the January 15, 2009 meeting and Tommy Davidson seconded the motion. The minutes were approved unanimously.

**I. Discuss Maintenance Plan Progress Report (Pete)**

Pete reported that the weather has allowed his crew to update a lot of items. He is in the process of getting bids for the yardage markings on the golf course above Hole #1.

Pete reported that he is hoping to laser all of the holes from each individual irrigation head.

Pete also reported that they will clean all of the visible heads as the ground thaws.

Pete reported that \$6k was budgeted for this project, but the minimal bid so far is \$8k. He is currently working with additional vendors which keep this in the delayed column of the report.

Pete reported that the “in progress” or “on-time” items are scheduled but mostly require sod. When sod is available, these items can be moved to the completed column.

Chairman Fuller asked if the sod comes from local farms.

Pete reported that it does, in relation to price and quality, they are the best and are located within close proximity of the course.

Chuck Sipple asked if the yardage markings on the course are accurate.

Pete reported that all the heads are marked but the field greens moved during construction were done by hand. They are within 6-10 yards in the center of the greens.

Pete reported that it is remarkable how many golfers have their own laser. This has caused a few problems with patrons that argue the accuracy of the markings.

Chuck Sipple suggested placing signage asking golfers to have patience until they are updated within the next 60 days.

Pete agreed that this is a great idea but believes it will be a consistent problem because so many people carry different range finders of various makes and models.

Pete reported that the course is aged and needs to be re-marked. It is time to correct this issue.

Councilman Azeltine asked how a company can charge \$8k for this service if a laser marker can be purchased at a store. He reported that it would be nice to know exactly what the company is doing when they are selected, that is different from us purchasing a device and doing it ourselves.

Pete reported that he also thought about this. Most companies make money by GPSing the entire golf course, not just the irrigation heads. They will also do the perimeters of the greens, the bunkers and fairways and tee boxes.

Pete reported that his goal is to receive bids from companies that will mark only the irrigation heads, not the entire course.

Councilman Rasmussen asked if anything else will need to be marked after this is complete.

Pete reported that there aren't any other requirements.

Councilman Rasmussen asked if the bids include other things.

Pete reported that he is currently processing the services they provide, and has also researched purchasing the equipment and measuring them in house.

Shane reported that before the golf course opened in 1995, his staff took a laser and measured front to back with every sprinkler head and wrote it down and had plastic tags created and riveted onto the heads.

Chairman Fuller asked if the USGA has measured the course recently.

Shane reported that it was measured last year from the tees and re-sloped for difficulty.

Pete reported on the handouts he provided the committee (please see attached). Since the last meeting, a proposal was received from Patty Bennett and Scott Lambers, relating to drainage problems on hole #5.

Pete reported that there are two versions of the proposal. It was found that the land in question could be deeded to the City of Leawood with a deed.

Pete reported that the McCraes are in favor of this.

Councilman Rasmussen questioned why we would accept this. He reported that the fences identify the property. He also asked if a fence will be built if we accept the land.

Pete reported that a fence would not be built.

Councilman Rasmussen asked, if not, why we are offering this.

Pete reported that a gate would need to be installed to provide access in order to maintain it on our level and at our discretion.

Councilman Rasmussen reported that it was his understanding that we weren't asking for a dedication of property but a maintenance easement.

Pete reported that the Homeowners Association asked for a proposal of both the day after the meeting. Patty Bennett came up with a proposal that week, based on a discussion with Scott.

Pete reported that the purpose of the meeting was to involve everyone and make them familiar with the situation and inform them of their options.

Pete reported that the President and other members of the Homeowners Association, the McCraes, Councilman Rasmussen and Councilman Azeltine attended the meeting.

Pete also reported that at the meeting the homeowners asked for a three-way split but asked for a two-way split the next day that would not obligate the McCraes financially in any way.

Pete reported that the McCraes were in favor of allowing The City of Leawood to take the land. They weren't aware they owned it.

Pete reported that they requested a 50/50 split of the \$5,500.00 cost to improve the swale on the HOA and McCrae's property.

Chris reported that the McCraes would rather not think about the property anymore in the future. They don't want to have to worry about it.

Dick Fuller asked why the city wants to be involved with owning this piece of ground due to potential liability.

Councilman Rasmussen reported that the Committee made a proposal for a maintenance easement. The owners of the property (the McCraes) would rather give the city the property.

Councilman Rasmussen also reported that one of the problems with ownership of the land is identification. Historically the way we've identified property is with the fence on the property line. Where this didn't occur, there were transfers of property. The surveying by the developments was less than desirable.

Pete reported that the City of Leawood recommended the HOA and the McCraes present this to their lawyers for review.

Councilman Rasmussen reported that he advised the McCraes and the HOA to contact the City Council within thirty days. If they do not fulfill this commitment, the council will advise the City Attorney, who works for the Council, to take action. If this is not taken care of, it may be taken to court.

Chuck Sipple asked when the deadline is. Councilman Rasmussen reported that the deadline is March 9.

Pete reported that the issues with Mission Reserve #9 and #10 have been repaired and are complete.

Pete reported that after two court dates, the homeowner on #10 repaired the fence and paid a \$100 fine.

Councilman Rasmussen complimented the staff and the City Prosecutor for getting this done. He reported that for the first time, in his experience, the process worked.

Dick Fuller asked, assuming an agreement is reached for a maintenance easement and splitting of the fees, how long it will take to get this resolved to avoid another water run off.

Pete reported that construction will take one week.

Councilman Rasmussen reported that this should be finalized before the spring rains to potentially avoid another sequential event of continual damage.

Chuck Sipple asked who will do the work if an agreement is made.

Pete reported that he already has a bid. They are waiting to be scheduled to complete the work within a minimal timeframe.

Councilman Rasmussen asked Pete how he is doing in regards to money.

Pete reported that he is within budget.

## **II. Discuss Staff Change (Jim Jamis)**

Shane reported that he would like to discuss his Financial Comparison report before reporting on the staff change agenda item. He will report on the staff change at the end.

Shane passed out a two page report that reflects the budget. (Please see attached report.)

Shane gave an overview of the report. He reported that when the Advisory Committee meets in April, he will be able to give a good indicator before the season begins where we will be financially.

In regards to tournaments, a lot of companies have downsized due to the economy.

Dick Fuller reported that this has also had an impact at his company. Their golfing budget was cut 15% this year for their annual tournament.

Shane reported that he's contacted past members to encourage them to renew at Ironhorse and feels confident that many will return.

Shane reported that he recently attended, and Ironhorse participated in, the metro golf show. Christine Sayler had a great idea to set up a popcorn stand and pass out bags of popcorn as people entered the show. It was an immediate conversation starter and an immediate draw to the booth to pass out information about the course.

Shane reported that the business plan was accepted.

Dick Fuller asked in light of the declining market conditions, how the course will fair in regards to the budget. Who will be held responsible if Orion doesn't reach projected goals.

Chris reported that they met with Shane and went over the figures in relation to last year in comparison to this year.

Chris reported that her plan is to work as closely as possible with Shane and his staff and meet bi-weekly with Pete and stay on top of it, but in the end Orion is responsible for certain operational aspects of meeting budget.

Tommy Davidson asked if the green fees and dues were approved as proposed on the plan.

Shane reported that they were.

*(Please review the attachments)*

Shane reported that Orion has acquired a new course in Liberty, Claycrest, which is owned by William Jewel College. Jim Jamis will be moving to that course in March.

Shane reported that they will be hiring someone to replace Jim in the near future. Shane has interviewed someone twice and will hopefully be offered the job, and they will start within the next two weeks.

Dick Fuller asked if the salary is in the budget.

Shane reported that it will actually go down a bit. They are trying to replace Jim with someone not as experienced and save money and coach the new person along.

Dick reported that he is happy for Jim and he hates to lose him. He is a very capable young man. Dick also reported that it is nice to see him get the opportunity to advance.

Tommy Davidson asked if the person they are considering for the job is PGA.

Shane reported that all candidates are PGA, which is good.

### **III. Newsletter**

Chris passed out a copy of a new newsletter that will be created and copied in house. Marica is in charge of the layout. Chris reported that Shane and Pete will coordinate information and present this to Chris to include in the quarterly newsletter.

Chris reported that it will be on both websites, as well as mailing them out to the golf course mailing list.

Councilman Rasmussen asked that each Councilman receive one in their mailbox.

Dick Fuller suggested including an article on someone who plays at the course regularly, such as George Waterman, in the next issue. Dick also suggested having a column to introduce staff members to allow readers to learn more about our staff.

Dick Fuller complimented the newsletter.

#### **IV. Discuss 2010 Budget**

Chris reported that it is being compiled at this time. There is a narrow window for this to be completed. Everything is turned in to Finance the first part of April.

Chris reported that we did not have a full 2007 or 2008. The best we can do is to determine if some trends will continue or if we are optimistic that within the next two years things will turn around.

Chris reported that it would be feasible to put the 2010 golf budget on the agenda for the next meeting.

#### **V. 2009 Course Projects/Equipment Purchases**

Pete gave an overview of his priority list in regards to the handout he provided the committee. (Please see attached)

Pete reported that there is \$55,000 budgeted for 12-18 ft of fencing along specified areas of the course.

Chuck Sipple asked who will complete the work.

Pete reported that the work will be bid out.

Pete reported that he hopes to complete #5 in 2010.

Shane reported that this will keep people from driving onto the property around the chippers at the entry.

Pete reported that he is proposing to wrap the fence as far as it goes to keep them from driving on it.

Pete reported that in relation to his handout, he also expects to complete locations 1, 2, 3, and 4 as well, depending on the price of steel.

Pete also hopes to complete #1.

Councilman Rasmussen asked why the maintenance area will be fenced.

Pete reported that the maintenance area would be wood, not steel. The benefits of having it fenced are for security purposes.

Councilman Rasmussen reported that the committee should give their input on #5, 6, 7, and possibly 8 in relation to what we are trying to prevent as distinguished from the remaining areas. This is really expensive.

Chuck Sipple suggested, from an aesthetic point of view, a row of tall hedges or small trees to block the area off around the chippers would look better than a fence, in his opinion.

Dick Fuller clarified for Tommy who is in Arizona without the visual handout. The reported areas are #1 is the area behind Hole #5 where kids continue to get on the green. #2 is the area

north of #8 green, and #3 is the area north of 151<sup>st</sup> Street off of 16 green. #4 is the area along 10 where people continue to get on the golf course.

Councilman Rasmussen recommended that when staff contracts the fencing, the adjacent property owners that need their fences maintained, should be afforded the opportunity to talk to the contractor while they are on site. The City would not get involved, but the offer should be extended. A letter can be sent to the homeowners.

Bob Reid made the motion to accept this recommendation. Chuck Sipple seconded the motion. The motion was carried unanimously.

Pete reported that he received approval from Scott Lambers to purchase five mowers, a sprayer and also replacement gators for the course, as budgeted.

A motion was made by Leo Morton to adjourn the meeting at 7:36 pm. The motion was seconded by Chuck Sipple. The meeting was adjourned by a unanimous vote.

Respectfully submitted,

Chris Claxton, Director  
Parks and Recreation