

IRONHORSE
Golf Club



IRONHORSE GOLF COURSE ADVISORY BOARD

Meeting Minutes-August 25, 2022

5:30 P.M. – Vista 154

Members attending: Vice-Chair-Mark Bodine, Dick Fuller, Gary Bussing, Craig Klos, and Leo Morton

Members absent: Dr. Greg Peppes and Tommy Davidson

Troon Management Staff: Ryan Eckroat and James Kennedy

Council Liaisons attending: Chuck Sipple and Mary Larson

Staff attending: Chris Claxton

Approval of May 12, 2022 Minutes

Vice Chair, Mark Bodine calls meeting to order.

Dick Fuller made a motion to approve the minutes. Gary Bussing seconded. The minutes were approved unanimously

Chris Claxton introduced Patrick Geschwind, Interim City Administrator. He congratulated all for their phenomenal turn-around on this golf course when he learned of its history.

I. Old Business

A. Update on CIP – “Revised” from April 18 Meeting

James Kennedy and Brett Haugland toured the course in May and looked at the creek banks for erosion issues. Prices and priorities have not been determined. To move forward, they need to get it scheduled to do a preliminary engineering study for prioritization and estimation.

They reviewed ponds, creek bank work, cart path work, and other items listed. They looked at holes #9 and #13, which has high levels of erosion.

Ryan Eckroat explained the color coded spreadsheet showing progress of listed projects, priorities, and recommendations. Items in yellow are on the CIP schedule for certain years.

The pump has been ordered and expected delivery is in February or March of 2023.

Vice-Chair Bodine asked about the driving range netting. It needs to be replaced both for functionality and aesthetics.

James Kennedy stated that Evergy will be raising most of the lines and the bottom line will be at the same height as it is now. The balls are not going through the fence

on Bell Road but over the fence. The height is limited to the overhanging power lines.

They also removed the evergreens under their power lines which really opened it up. There is an opportunity and interest for netting on the north side of the driving range that would cover the utility path and prevent range balls from making it in the timber area. They lose more balls through the timber area than Bell Road and it's a safety issue for staff who use the heavily used service path. Ryan would like to see Evergy's final plan before determining what they should do. As a note, anything that is approved for this year needs to be known prior to mid-November so it can be moved to the next year.

There is no indication when it will be started and finished. Evergy has staked 5 posts.

B. Update on Pump Replacement Order and Installation Timeline

Approved on August 1. The pump has been ordered and the lead time is 29-30 weeks, arriving in February or March. The pump is being manufactured in Wisconsin.

There is other work that can be done in advance of receiving the pump. They will install a double door. The new pump will be mounted on a smaller skid.

Gary Bussing asked questions concerning the order on the spreadsheet.

Ryan Eckroat answered that they listed in the order they would do it and not by priority because there are other issues within the order that now need priority due to increase in course usage.

Members reviewed the spreadsheet.

- Fans were replaced at holes #12 and #18. Last year it was holes #14 and #17. They replaced 2 fans at hole #11.
- No complaints about the fan noise. The homeowner who complained previously has moved. The fans were also moved to another location due to prevailing winds and are now on a timer from 10 am - 6 pm.

C. Update on Discussion of Maintenance Equipment Storage Building

Chris Claxton, David Ley, Mark Klein, Brian Anderson, James Kennedy, and Ryan Eckroat met August 10th to discuss challenges that they had with the equipment building.

Conco does design build. They have looked at various locations to build. Conco is willing to give an estimate as pro bono.

They discussed having a wood framed building with a standing seam metal roof instead of a metal building. They talked about buying a pre-engineered building clad with hardy board.

The goal is to bring the number down from PGAV's estimate of \$1.2 million for which they wanted \$62,000 to do the plans.

James stated that not heating the building would cut some cost.

They are looking a three-sided building, 1 roll down door 10 feet or 12 feet high at the side or end of building, and whether it can be seen from the clubhouse.

Members discussed the previous situation of the building such as easement and power lines.

Mark Bodine asked about an ordinance change to eliminate the requirement of a metal building that no one will see but will save money.

Council Liaison Sipple suggested a special situation to create a zone or work area that only Ironhorse would have the ability to put this kind of building up instead of an ordinance change.

Council Liaison Larson agreed. She is optimistic that Conco could come up with a reasonable cost. They compared other building materials and whether to have some form of heating due to computer components in equipment to prevent freezing in the future. They inquired the current form of protection for that equipment. They discussed it further along with suggestions for equipment protection (cab controls, motors, hoses, tires, etc.).

Chris Claxton was asked to have the 3 estimates by the October meeting.

D. Update on Phase I and II of Club House Improvements

The store front went in on Monday. Looks impressive.

Flooring was taken up so that the area between the old and new Vista space could be corrected..

The film will go up and warranty work will be done on some of the flooring. That phase will wrap up August 30th.

During Phase II, will continue to work with the same architect. Project includes the following:

- Knocking out the southwest wall down. Gain 8 feet.
- Staying under the roof line. Gaining an extra 160-170 extra square feet back of the kitchen.
- Turned in application by the deadline for the September Planning Commission meeting. It is a revised final.
- Discussed how quickly it can be done and whether to start in November or in January. They will work with the same contractor to schedule. They have

been very impressed by their work. They would start exterior work before the ground freezes in November with the interior during January and February. The architect has been working with Travis Torrez, Director of Code Services. There are plans to move the IT stuff and are working with Mike Blankenship. John Kennedy is the kitchen designer who did the kitchen at the Lodge and spec out the equipment.

Council approved them moving forward and to bring a construction agreement forward. The budget is \$450,000. The goal is to be completed by March with the least impact if done in January and February. The catering area has a water fountain that does not get used but caterers need water for their pans. They are thinking of installing a water bottle filler for them to use. Plumbing is not available on that side.

Mark Bodine expressed how remarkable the restrooms are and a round of applause for the accomplishments of Chris Claxton and Ryan Eckroat. It has a WOW factor. Repeat customers have noticed too.

II. New Business

A. Financial Report – Ryan

Everything is moving along as anticipated. Business volume and rounds of play were going to recede from last year. It happened in July. Contributing factors:

- Heat. July was hot. It had a negative impact but not a wipe out. Instead of 210-220 rounds, it went down to 108. Golf is still popular and very much in demand.
- Issues with the pump station.
- Travel is up and on the rise. Rounds were down.
- Revenue is still up. Dynamic pricing strategy and approved increased static rates has brought them ahead on revenue.
- In August, they are trending to finish \$30,000-35,000 ahead in top line revenue for the month.
- September is full of events and are sold out of golf tournaments for the year. They are mindful of having too many full day events each week and disrupting regular play and pass holders. They have 3 or 4 tournaments a week.
- Non-golf related business for September is doing very well. Event facility revenue for the year has eclipsed that of last year. Almost doubled from \$82,000 and almost hit the annual budget and still have September and October to go which is heavy with weddings. He is anticipating having another strong, positive performance. They are being responsible with expenses as they are up.
- Discussed staffing shortage and 2,000 less hours, year to date.
- He answered various questions such as comp rounds and comparisons to this year to last year. Increased costs and supply chains issues have affected expenses. They discuss revenue and expenses on the spreadsheet.

Council Liaison Larson asked about the driving range renovation. She would like to have a cost recovery analysis done to see how the renovation would pay for itself in a couple of years. She describes the current condition. The range ball dispenser was replaced last year. Range ball fees will be discussed at the October meeting.

Ryan Eckroat talked about the benefits and investment of the facility. He can try to provide an estimate of how long the renovation will pay for itself.

Scott Picker suggested a repair the ball mark party. Ryan Eckroat and James Kennedy have discussed this issue and what they can do to make it difficult for the ball marks to occur. He briefly talked about what they have done previously. They mentioned divots and hole #15 holding water.

Ball and greens fees for residents and other adjustments were mentioned.

In April, they talked about the closing of Deer Creek and Meadowbrook scaling back. There has not been a huge influx of golfers to Ironhorse. From an event standpoint, they have picked up select groups from Deer Creek but for the daily golfer, many do not want to pay our costs in comparison to Deer Creek. They have migrated to other courses.

Ironhorse golf course is considered hard. It is rated 1 or 2 in terms of difficulty. Other golf courses were discussed.

B. Agronomy/Report – James

- Wet spring, floods in May, and a heat cycle with very little rain.
- Pump station issues. July was problematic. The pump station has been repaired.
- The course did get droughty and some heat stress. He spent a lot of time trying to get moisture back into grounds each night and with timely rains, the course recovered.
- Aging irrigation heads that needed to be replaced.
- Lots of recovery work. Increased golf traffic area has been a challenge.
- In September there's fall application, seeding, fertilizing, and more to prepare for winter and finish the season.
- Just finished Green Certification last Monday and Tuesday and more. They are verticutting the driving ball range. They discussed other challenge issues concerning the range like spacing the heads and 10 acres of rich dirt.

C. Summary of Meeting Regarding Senior League

Ryan and Chris Claxton met 3 weeks ago with three members of the Senior League.

They discussed the pace of play for the weekly senior league. It has been a challenge. There's a block behind the senior league. It is a group of up to 50. Pace has gotten slower and they block an extra hour to accommodate the pace. They also have a lot of requests that need to be met.

There's a cap of 60 players who play on Tuesday mornings. Currently have 64 players. A senior is someone who is over 60. Tee times started around 8 am. There are caps in the other leagues.

They discussed the challenges and ideas to improve the pace. A letter has been sent out to address the issue. No one can have a greater influence on the pace of play than the players themselves. A purposeful awareness and a conscious effort to play quickly.

In talking with the group, they are 100% behind in working with them on the pace of play. They wanted Ironhorse to be the first to say it.

They commented on the golf shop being thin and on the golf ball marks.

They were told that they were welcome to attend this meeting and that their comments would be shared. They will get a follow-up from Ryan Eckroat.

Shotgunning was mentioned but it is an operational challenge. It requires more labor and more stress on a small crew.

Ryan explained how they block behind the senior league. There are 24 player slots and 6 tee times not being filled to create space behind the senior league. Example 40 players have signed up for the next week. They add a block. That's 10 tee times starting at 8 am to 10 am. They are given an hour of buffer space that no one else could play in. If 50 players sign up then another hour is added to accommodate the pace. It is a loss revenue opportunity. This is not a heavy competition league but rather a social league.

A four ball (a 4 person scramble) is the slowest pace. To play faster, suggestions include Foursome play or alternate shot with 2 balls which is not favorable, max score, or play fewer holes, skip holes #14 and #15 if playing 16 holes. They monitor play and they can send targeted messages on the golf cart when they are slow. A message turns yellow at 5 minutes and red at 10 minutes for pace play. All leagues play until October depending on weather.

Leo Morton asked if the carts show pace. Ryan said yes, they do. The golf shop can send a message to the cart. Leo went on to state that it can be controlled.

Council Liaison Larsen said you can also disqualify them for that week of play.

E. Miscellaneous

Jeff Thomasson will attend the October meeting.

Chris Claxton does not know if there are any opportunities to get something going out here for next year's NFL draft. She is trying to see if the people they are working with for the 75th anniversary group have ideas. They have done a lot of big events like the Chiefs and Royals' parades, O'Neill's marketing and more.

Ryan Eckroat says it is on their radar for a group inquiry request.

The 75th anniversary ideas include a golf event or dinner. They are trying to have 4 or 5 signature type events next year.

Craig Klos mentioned that we shouldn't forget the World Cup is in the winter. Lots of people love the World Cup. United States plays November 21, 25th, 29th.

Next meeting scheduled for October 27.

Mark Bodine made a motion to adjourn the meeting. _____ seconded the motion. The motion passed unanimously.

Respectfully submitted,

Chris Claxton, CPRP
Director - Parks, Recreation and Arts Department

DRAFT