

IRONHORSE
Golf Club



GOLF COURSE COMMITTEE
Meeting Minutes-November 19, 2020
5:30 P.M. – Vista 154

Members attending: Chair Dick Fuller, Gary Bussing, Mark Bodine, and Dr. Greg Peppes

Members absent: Tommy Davidson, Leo Morton and Scott Picker

Troon Management/Staff: Ryan Eckroat

Council Liaisons attending: Chuck Sipple and Mary Larson

Staff attending: Chris Claxton and Camille Sumrall

Special Guests from BBN Architecture: Lorie Doolittle-Bowman, Olivia Ashbrook, and John Kennedy

Chair Fuller called the meeting to order at 5:30 p.m.

Dr. Peppes motioned to approve the October 22, 2020 minutes, Gary Bussing seconded the motion. The minutes were approved unanimously.

I. Old Business

**A. Charrette to Review Options for Future Renovations of Original Clubhouse
[Facilitated by BBN Architects]**

Lorie stated that she has been working hard with input from Chris and Ryan on redesigning the kitchen, grill, and bathrooms. The design marries the original clubhouse and Vista 154 together. She added that all plans presented are predicated on adding space to the front of the building. The additional space will fit under the current soffit so the roof line should not be affected.

The additional space, although small, will greatly help with kitchen efficiency. Lorie added that the façade of the addition will match what is existing and they do not plan to highlight the addition. Lorie added that the restrooms in the clubhouse will be revamped with upgraded finishes, new stalls, new flooring and new lighting. The golf shop will also be remodeled to increase efficiency. The point of purchase will be moved to the center and the windows display areas will be removed for better storage and display options. The back offices will also be remodeled for better efficiency as three staff members are sharing a very small space. The one office room will be divided into two sections with a built in workstation, and a smaller private office.

John stated that the kitchen is in need of expansion. There is a lack of storage space, prep space, inefficiencies in kitchen appliances, and overall cramped design. The path

to dishwashing is especially inefficient and cramped. Additionally, there is not a three compartment sink which is required by the health department. The new plan will move the sink and bring it to health code regulation. John stated the new plan has increased dry storage and a larger walk in fridge and freezer. He added that even though the freezer and fridge will be larger, there will be more space due to a better layout. The front wall of the grill will shift and become perpendicular instead of angled, which will increase window size for ordering and provide more space for the kitchen. The plan will increase kitchen work space from one 6ft table to multiple 8ft tables. The current griddle will be kept but the fryer will be replaced. The plan also includes a pizza oven and pizza prep space. The plan will also improve the draft beer lines up front and move them to the basement to free up space. A frozen drink machine that will accommodate two flavors will be added. The current ice and water machine will be moved to the west wall to increase seating. The plan will also add a self-service soda machine next to the ice and water machine. John stated that one option for the new plan would to have an auxiliary door on the refrigerator for caterers to access.

Lorie shared that the clubhouse dining area and restroom of Vista 154 will also be renovated. The dining room will mesh well with the design aesthetic of Vista 154. They will transform one or several walls of the clubhouse to a folding wall system that can allow for better use of the space for events and everyday dining. They may also explore the possibility of booths in the new dining area as well. The new design will fit in well aesthetically with tying in wood tones that are in Vista 154. Lorie stated that the restroom at Vista 154 would be expanded slightly to feature amenities for a bride's dressing space including large mirrors and makeup lighting. There would also be an update to the caterer staging area in the hallway behind the restroom of Vista 154. The update would include some counters and a sink for the caterers that would be hidden by a wall with obscuring glass.

Gary asked if this design fits into our strategic plan of more amenities for renters.

Chair Fuller responded that he believed part of the strategic plan was adding amenities to draw more wedding rentals. He added that the proposed renovation for the bridal suite would not be enough to fit an entire bridal party and would therefore not add value. He asked if the bridal room can be expanded to the covered deck to the west of the building.

Ryan stated that the elevated deck to the west would have to be structurally redone to accommodate a larger bridal suite.

Lorie added that you would also have to continue HVAC to the new bridal suite as well as incorporate multiple roof lines into one. She added that it would likely be very expensive.

Ryan suggested looking into the possibility of moving the storage area to under the building in the golf cart area, which would free up space for the bridal suite.

Lorie stated that she could look into utilizing the space under Vista 154 which would include incorporating a service elevator.

Gary stated he did not feel we were addressing the issues of a strategic plan for the space.

Ryan stated that he believed the vision for the renovation, aside from the kitchen remodel and bathroom upgrades, would be to have be able to maximize the space so that an event can happen simultaneously while golfers are dining.

Council Liaison Larson stated that she believed the priorities were to create a better space for weddings and to create a better atmosphere for golfers to dine. Mary asked if any more thought had been given to turning into the golf shop into a bridal suite.

Lorie stated they have not created a design with the golf shop being converted into bride/groom area, but they can certainly do so.

Ryan added that they have tempered the design into what is feasible. He added that they may have tempered it a bit too much.

Gary asked to reconsider all options, including moving the golf shop to a separate building.

Council Liaison Sipple asked what the appropriate space size would be for a bridal suite and a groom suite.

Lorie stated you need adequate room to dress, to hang dresses, do hair and apply makeup. She added that they can come up with a design where the golf shop would become a bridal and groom suite and move the golf shop to an auxiliary space. She showed the group a plan that included an outdoor pavilion space to the east of the building. The pavilion would allow for wedding ceremonies and outdoor seating.

Chris stated she would discuss with the food and beverage team at Ironhorse on the kitchen remodel options and suggested continuing the discussion of the other expansion options at the next meeting. She added that they will need to come to a decision on the expansion ideas before estimating costs.

Lorie stated they will look into exploring expansion to the south and the east. She asked if the group was interested in exploring an outdoor pavilion space and auxiliary golf shop.

Council Liaison Larson stated she believed they needed to tackle the bridal suite area before an outdoor pavilion. She added if the goal is to book more weddings the bridal suite needs to come before the pavilion.

II. Proposal of New Fees – 2021 – Troon Management

Ryan reported the following:

- **Vista 154 at Ironhorse Golf Club Rental** – In February of 2019, the All Day Access pricing was reduced from \$3,800 to \$3,500. With the COVID-19 related event losses sustained in 2020, we recommend maintaining current pricing (*with \$300 Leawood Resident discount available*). Additionally, we also recommend maintaining our current ala carte pricing of:

- \$275 per hour - Public
 - \$250 per hour - Leawood Resident
 - \$225 per hour - Civic Group (501c3)
- **Resident Rates** – 5% increase for weekday (was \$50, proposed \$53) and weekend (was \$60, proposed \$63) fees.
 - **Daily Fees** – We recommend continuing to use Dynamic Pricing for all non-Resident play and will be adjusted according to demand and weekly schedules.
 - **Ironhorse Golf Association** – We recommend maintaining the current IGA Tournament Fee at \$420 for all non-pass holders and \$200 for pass holders.
 - **Driving Range Practice Key** – We recommend maintaining the current price of \$150 price for a range key that provides \$180 worth of range balls.
 - **Driving Range Basket Prices** – Based on the heavy usage we continue to see with our practice facility, and the quality of our range, we recommend increasing the price of small baskets from \$5 to \$6, and the price of large baskets from \$10 to \$12.

Additional Explanation provided by Troon Management: The pricing on driving range baskets was last changed in 2006. Currently, our prices are lower than the nearest public driving range. With this price increase, our small basket would still be \$1 less and our large would be \$1 more than said facility. Also, Ironhorse has both first class grass and premier synthetic tees for players to hit from, further meriting the price increase.

- **Triple Crown Pass Program** - In 2020, we again sold all available Triple Crown Passes. As demand/interest in this program continues to remain high, we recommend maintaining a maximum of 100 total pass holders and therefore propose the following rate changes:

Triple Crown Pass Holder (New)

- Old Rate = \$3,299
- New Rate = \$3,465

Triple Crown Pass Holder (Renewal)

- Old Rate = \$3,049
- New Rate = \$ 3,205

Triple Crown Resident Pass Holder

- Old Rate = \$2,899
- New Rate = \$ 3,045

Triple Crown Senior Resident Pass Holder

- Old Rate = \$1,849
- New Rate = \$1,945

Triple Crown Senior Pass Holder

- Old Rate = \$2,149
- New Rate = \$2,255

Intermediate Triple Crown Pass Holder

- Old Rate = \$2,249
- New Rate = \$2,365

- **Additional Dependent**

- Old Rate = \$1,099
- New Rate = \$1,155

- **Junior Triple Crown**

- **Old Rate** = \$550
- **New Rate** = \$1,000*

**provides year-round golf access*

*Additional Explanation provided by Troon Management: Currently, the Junior Triple Crown provides this golf pass from May 1st – September 30th. For 2021, we recommend modifying this pass to allow for year-round golf access, which adds seven (7) more months to the pass.

Currently the program has only provided access during the summer months, therefore we're providing access during our best time of year for the least amount. Modifying this pass to provide year round access, balanced with a higher fee, will allow us to achieve consistency in on our programming. We have just one (1) sole Junior Triple Crown player and four (4) dependent Junior Triple Crown players. Modifying this program to provide year-round golf benefits would certainly be welcome to the few who are taking advantage of the program and again, allow for more equitable balance amongst the Triple Crown Programming.

Council Liaison Sipple stated that he would like to see Leawood Residents receiving discounted rates moving forward. He would like to ensure that Leawood Residents receive the best rate possible at all times.

Council Liaison Larson suggested to do whatever we can in the future to increase capacity at the range to accommodate for more golfers.

Gary Bussing made a motion to approve the proposed 2021 fees, Dr. Peppes seconded the motion. The motion was approved unanimously.

III. Miscellaneous

Dr. Peppes made a motion to adjourn the meeting, Gary Bussing seconded the motion, the motion passed unanimously. Meeting adjourned at 7:30 p.m.

Respectfully submitted,

Chris Claxton, Director
Parks and Recreation Department