

**GOLF COURSE ADVISORY COMMITTEE
MINUTES OF MEETING
March 13, 2023**

1. Call to Order & Attendance

Meeting was called to order at 5:30 pm by Greg Fair.

Eddie Martinez	-	Kevin Ross	<i>present</i>
Greg Fair	<i>present</i>	Sheri Sheppard	<i>present</i>
Jane Arnett	<i>present</i>	Matt Jones	<i>present</i>
David L. Lock	<i>present</i>	Wade Warms	<i>present</i>
Ronald Schielke		Robert Basford	
Ceri Davies		Maria Thorne	<i>present</i>

2. Approval of the 1-9-2322 meeting minutes

Motion was made to approve minutes by David and was seconded by Jane.

3. Citizen Comments

There were no citizens present when the meeting reached this item and the committee moved on to item 4. Upon the late arrival of several citizens who wanted to comment, Chairman Fair returned to this item.

Citizen Bruce Bowden made comments about the debt for the golf course and the generation of revenue for the repayment of the debt. He wanted to know how long it would be before the debt was paid off and he also said that the golf course should be turned into a botanical garden because it would be cheaper to operate than a golf course. He asked when the rates would be raised. Greg Fair stated that the committee is not the entity that can make those decisions and cannot respond to the comments.

Citizen James Fields asked how many more people would be hired for the golf course. Matt responded that we could not discuss items not on the agenda. Jane and Greg explained that "Old Business" pertained to the committee's old business and did not encompass any random topics. Mr. Fields claimed that he was late because the location of the meetings was not published. He could not find the information on the website. I informed that the GCAC Meeting agendas, which contain meeting location and time, are posted at City Hall and on the Website. Mr. Fields asked questions about the revenue of the golf course, which were addressed by Matt Jones later during his golf course operations report to the committee.

4. Items for individual consideration

a. Old business

None

b. Clubhouse – Matt

Matt introduced Wade Warms, the new grounds superintendent. Wade has a great background in golf courses and has over 22 years of experience.

Final GMP (Guaranteed Maximum Pricing) for the new clubhouse and the renovation was submitted this afternoon, and will go into the City Council agenda packet on Friday. The renovation part of the project is not quite finalized, as several issues have come up

concerning the structure and roof, plumbing, etc.

The new clubhouse will be great for both players and non-players. The dining will be nicer. The remodeled existing structure will offer more event opportunities, and would make it possible to host larger tournaments. The project may possibly start in June.

5. Staff briefings

a. Golf Course Maintenance Report – Wade Warms

Wade talked about his background and told the committee that he came from Cypress Lakes golf club. He said that they had the same type of Bermuda grass, so his general knowledge will come in handy. His main objective is to improve the golf course, starting with the greens. He has started fertility, plant growth regulation, and preventative fungicide programs. Wade is implementing programs that he utilized at Cypress Lakes.

The second thing that needs to be addressed is the drainage on the course. There are a lot of existing drains and inlets, but they need to be unclogged, repaired, and improved. Crew will work through all of them and get them to working properly.

Wade added that they have started on weed control, especially focusing on *Poa annua*. The crew will be doing some fertilizing. They will also do some airfying on the tees and fairways, which will help improve drainage as well by helping the water move down through the soil. They are also working on cleaning up the maintenance shop. Wade's goal is to have turf coverage on 100% of the green surfaces and will look at green speeds later.

b. Golf Course Operations Report – Matt Jones

Matt talked about revenues. We are 200K ahead of last year. We are at \$50.21 of total income per round (not just green fees). Five years ago, it was only about \$34 of income per round.

We have been raising prices slowly, in small increments. Golf course and clubhouse are not yet good enough to warrant higher rates, but things are getting better and better. We have also improved the equipment that we are using to maintain and improve the course. Matt stated that the target pricing will be somewhere between Cy-Lakes and Blackhorse. Weekend rates are a gauge of who you are. We are currently at \$59, Cy-Lakes is at \$85, and Blackhorse is at \$100. The new clubhouse would make a great difference. Wind Rose is the closest competitor. There have been small strategic increases in pricing in line with who we are, based on the current condition of the course and the clubhouse. Matt talked about the membership fees and the benefits.

We are looking at a record setting month, and the last 6 months of the year are the busiest. We are on pace to outdo the projected 2.3 Million budget in revenues.

There are several projects going on including the last of the netting project and erosion control and work on the island on #14 lake. There was a budgeted amount to install two fountains – one on #6 and maybe one on #3. The fountains will help to keep the water circulating and in better condition. They just finished repair projects, VFD panel on the pump station and disconnect panel. One of the two pumps is not working at full capacity, so it will get it repaired.

We are doing tons of rounds, and we have 15 tournaments scheduled in March. We are hosting, high schools, district tournaments, Cyfair, CySpring, John Moore and oil and gas companies. Leagues are also starting up again.

Matt also talked about the new electric gates, which will regulate cut through traffic and will help to improve the safety for employees. They will open at 5 am and will close at 9 pm.

6. Future agenda items request

None

7. Next Meeting Date:

May 8th at 5:30 pm.

8. Adjournment

A motion was made to adjourn meeting by Jane and was seconded by David. The meeting ended at 6:09pm.