

**Golf Commission Minutes**  
**Tuesday, September 11, 2007 Noon**  
**Waverly Country Club**

**Members Present:** Klamfoth, Lutz, Striepe, Tyler, VanDaalen  
**Members Absent:** none  
**Staff Present:** Ray, Mason, Snook, Jones  
**Council Present:** None  
**Visitors Present:** Paul Miller (PMDI, Inc.), Thorson, Kruckenberg

**Summary of Formal Action:** The meeting was called to order at Noon by Chairperson Van Daalen.

Motion: Approve August minutes.

12-07	Moved: Klamfoth	Seconded: Lutz
Yes: 5	No: 0	Absent: 0

**Regular Business:**

**1. Review of Golf Course Expansion Project Concept AA and the Scope of Services Provided by Golf Course Architect, Paul Miller.**

Van Daalen introduced Paul Miller of PMDI, Inc. He was involved with the original master plan about 10 years ago and was part of the firm that was involved with the Golf Course Renovation Project Phases I and II. He was contracted by the Waverly Health Center in 2006 to produce concepts for the land exchange between the WHC and the City which would involve construction of two holes on property adjacent to the existing Golf Course. The preferred concept was designated as "AA". The concept included two holes of equal or greater character than the holes that are being replaced, water features, some additional length, and design in a similar character as the rest of the course.

Ray asked about the scope of the architectural contract. Miller said that the contract included all plans and specs for the project, testing of soils, all irrigation consultant work, visits for meetings and construction updates/ inspections, and incidental expenses. All are on a not to exceed basis. The design fees included everything as noted on the contract and the construction estimate.

Miller said one of the first items in planning is the infrastructure design. This would have work done on the drainage, irrigation capacity, pump design, and options to repair, upgrade, or replace the pump station. All of the design work has been budgeted. However there is no pump station upgrade in the current budget. The determination of the extra capacity and the additional requirements would determine if a pump station upgrade would be necessary and the extent of the upgrade.

Miller said that we have a nice budget for the project. If an upgrade to the pump station is necessary and bids are received that exceed the budget, there could be some alternatives to reduce the cost of the project, i.e., a drive over culvert rather than the bridge over the water feature and not having tee to green cart paths. ~~An Pump~~ A pump station upgrade could cost \$70,000.

The infrastructure is critical not only on the new holes but for the remainder of the course. During the design development stage, Miller would look again at the cost estimate and earth work numbers to verify the costs.

Snook asked the advantages of getting the plans & specification completed now. Miller said that the advantage would be in sending the bids out sooner than later so that the contractors can fit the project into their schedule and submit a competitive bid. He feels that we could have some interest since the construction work will not be hampered by having holes open and the project is small enough to be a fill in type of project. The disadvantage would be if there were new methods or equipment that is the standard of the industry and inflationary increases. He said that not much has changed in the Golf Course design and materials.

Ray asked how recent bids have gone. Miller said Ankeny had 7 bidders with the low bid below his estimate and some bids above the estimate.

Miller said that from the time of receiving signed contracts for the consultant work to sending the bids out would be about 3-3 ½ months. He thinks a 2 month construction window would be sufficient with two years of grow in.

Van Daalen said the project and the irrigation system are two separate things. The holes need to be impressive as promised to the public golfer. Miller said the holes will be of similar character to the rest of the course.

During the design process, staff and Commission will be included at key junctures.

Motion: To recommend to the City Council to proceed with contracting with the Golf Course Architect, Paul Miller of PMDI, Inc., to develop plans and specifications for the Golf Course Expansion Project.

13-07  
Yes: 5

Moved: Lutz  
No: 0

Seconded: Tyler  
Absent: 0

## **Reports and Communications:**

### **Director's Report:**

- Ray updated financials.

### **Staff Report:**

- Superintendent Report- Aerification and animal problems.  
Lutz asked if there was any water back up along #5 during the recent wet period. Snook said there was no damage. The back up was due to the drainage tile outlet being at ground level with the drained water providing the head flow over the ground. This made the flow slower than if the outlet was in the waterway above grade. This is along Duane Liddle's property and at the time of construction he chose not to allow the drainage outlet on his property. The system works as it is.
- Pro Report- 15 Fall Season Passes sold so far. New computer software is installed and staff is being trained. Go live is probably week of September 17.

### **Club Communication:**

- Committee is meeting with Commission Lease Negotiation Committee Wednesday, September 12 to start Pro Shop and Beer Lease negotiations.

### **Chairperson's Report:**

- None

**Next month:** Goal Setting???

**Next Meeting:** Next meeting Tuesday, October 16, Noon- Waverly Country Club

**Adjournment:** Adjournment was at 1:06 pm.

Respectfully submitted,

Tab Ray  
Leisure Services Director  
Commission Secretary

