



City of Helena

# GOLF ADVISORY BOARD SUMMARY February 14, 2017



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|--|--|
| <input checked="" type="checkbox"/> Pete Aspinwall   | <input type="checkbox"/> Judy Reddy <i>excused</i>       |
| <input checked="" type="checkbox"/> Dave Bauer       | <input checked="" type="checkbox"/> Susan Skinner-Bannon |
| <input type="checkbox"/> Kelly Casey <i>excused</i>  | <input type="checkbox"/> Lynn Staley <i>excused</i>      |
| <input checked="" type="checkbox"/> Tyson Lesmeister |  |

### Ex-Officio Members

- Larry Kurokawa, Golf Course Superintendent
- Scott Longenecker, Head Golf Pro
- Amy Teegarden, Parks and Recreation Director
- Jennifer Schade, Recorder

**LOCATION: City-County Building, Room 426**

**Visitors: Jeff Downhour, Glenn Jorgenson, Al Knauber, Bob Ricker**

### 1. Call to order/establish quorum/review agenda

Chairman Pete Aspinwall called the Bill Roberts Golf Advisory Board meeting to order at 12:04 pm. A quorum was established.

### 2. Approval of minutes: January 25, 2017

With no corrections, Sue moved to approve the January 25, 2017 minutes as presented. Tyson seconded. Motion carried.

### 3. Old business

None.

### 4. New business

- Review of Clubhouse/Pro-Shop Design Development Workshop
  - Glenn and Bob are in attendance today as they will be assisting staff with finances. Attending today's meeting should give them a preview of what we are recommending.
- Jeff distributed a draft document that includes a summary of the workshops and a site plan concept.
  - The two primary objective of the project siting were the creation of a new, public facing entry, and the preservation and improvement of the golf course operations and amenities. To accomplish this, the new entry will face the parking. A new walkway system will lead from the parking area to the entries with space provided for a golf-bag drop and some bench seating at the entry. Additionally, a golf cart path will be

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provided just inside the front row of parking. This path will reduce the amount of cart traffic in the parking lot and allows carts to circumvent the facility without going through the parking area.

- Every parking space will need to be within 35' of tree coverage. This may make plowing/maintenance a little more difficult. Landscaped features will have to be curbed.
- Floor plan considerations
  - The two primary objective of the project siting were the creation of a new, public facing entry, and the preservation and improvement of the golf course operations and amenities. Taking these two goals into account, the south side of the pro-shop building was determined to be the ideal site for the expansion.
  - The new main entry will be located at the “knuckle” of the new addition and the existing pro shop. From this entry location, the plan provides clear lines of site into the pro shop and into the new club house area, providing for easy way finding and circulation. Also located near the entry is a cluster of support spaces including bathrooms (including unisex which can be used as an ADA assist bathroom), janitorial, and storage areas.
  - The new club house is located directly south of the new entry. When entering the club house, visitors will immediately see a new “L” shaped service bar and a view out to the patio space. The service bar occupies the corner of the club house between the quiet dining area and the sports bar zone. This will allow staff to efficiently service both these areas. The bar area also has service window to the patio and to a cart “drive-up”.
  - The main club house room has the golf simulators aligned along the north wall.
- Exterior perspectives
  - Jeff is currently working on the exterior. There is a view of the entry from three different locations. There are a couple different siding materials they are considering. They will reside the old pro shop as well.
  - The patio is facing the course, due south. One of the things under consideration is the placement of a fire place on the patio. There will be a tournament board as well.
- View without roof
  - Jeff showed board members what the facility looks like without the roof. Looking at this view allows us to get a better view of the complexity of the floor plan.
  - Capacity is about 115.
  - If a person is sitting in the bar, they can see the simulators.
  - Jeff reviewed the pro shop area and the wall towards entry which would be a good space for a display to have league standings, upcoming tournaments, events, etc.
  - Seating is restaurant standard.
- Reviewed roof options and design
  - The roof shape is really quite simple. The roof will be a combination of flat roof at the kitchen area and pitched roof over the dining area. The kitchen roof will be framed with wood I-joists at a very low slope. This will create an area for mounting equipment and providing easy access. The remainder of the roof will be sloped roof trusses. The design will try to utilize standard 2x builder trusses to create the most cost effective

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framing system and allow the insulation system be a very low-cost/high-performance blown in batt system.

- The design is pretty straight forward. We will be utilizing 1/3 of the existing building. Because we will keep some existing walls where they are, there will be minimal disruption to golf operations.
- Once the clubhouse is built, we will need to move pro shop into the old clubhouse or into a trailer so we can complete and rebuild that whole space. The pro shop will be larger than the existing pro shop.
- Amy asked for review of storage and office space. Jeff reviewed this information and added that we will reuse lockers and add stacking lockers for additional storage. There are other options we can look at. Everything will be insulated and we will minimally heat this area.
- There is outside access to the kitchen and bar.
- Costs
  - The plans also showed cost summary. The architects took each space and assigned value per square foot. There is also a section in the summary that includes costs for furnishings and equipment. At this time, the bottom-line costs total almost \$1.9 million (which includes building contingency fees).
  - Dave – in making this a year-round facility, will we be able to accommodate cross country skiers with a place for their equipment? We currently partner with Nordic Ski Club. We will need to formalize an agreement with them; perhaps put in temporary ski racks, etc.
- Next steps
  - The next step is to take the estimated costs presented today, reevaluate the projections for 12 month operation, and make a recommendation to go forward to the city commission.
  - Amy, Scott, Larry and Glenn will get together to reevaluate costs.
  - Amy suggested we move the next GAB meeting to the 21<sup>st</sup> of March.
  - Jeff – stated construction drawings will take approximately 10 weeks to generate.
  - Staff will work as diligently as possible for making a recommendation for GAB to consider.

## 5. Reports

- Parks and Recreation
  - None.
- Director's Report
  - None.
- Golf Superintendent Report
  - Submitted budget.
  - Last summer we experienced great success with bunker raking and will continue doing this.
  - Seeding and sanding of driving range.
  - Working on 2017 summer work plan.

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- We ordered parts for the benches Sue requested. We now need to determine where these benches will be placed. Sue will work with Larry on this.
- Golf Professional Report
  - Scott reviewed the financials for January.
  - We had 55 teams participate in winter league – highly successful. We are now beginning playoffs.
  - League will finish up shortly, but some leagues want to keep their times. Dave asked how this would affect non-leaguers for lessons and club fittings. It won't leave us with many openings.
  - Scott added he is currently booking tournaments.
  - Scott has also been working on advertising.
- Men's League Report
  - Men's league will be meeting in week. They will begin mailings and protocol of schedule.
- Ladies League Report
  - Ladies league will be meeting next week as well. They will be nominating new officers. They have an invitational scheduled in June.

## 6. Other

- Pete mentioned that we are getting to that time for election of officers. This item will be added to a future agenda.

## 7. Public comment

## 8. Next meeting date – March 21, 2017

## 9. Future agenda items

- Election of new officers

## 10. Adjournment

With no further business, the Bill Roberts Golf Course Advisory Board adjourned at 1:05 pm.

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[citycommunitydevelopment@helenamt.gov](mailto:citycommunitydevelopment@helenamt.gov)  
 316 North Park, Avenue, Room 440, Helena, MT 59623

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