



## BROADLANDS GOLF COURSE ADVISORY COMMITTEE - MEETING MINUTES

September 29, 2021  
Broadlands Golf Course  
Banquet Room  
12:00 pm

### Call to Order

- Clay Shuck, Ryan Jensen, Chris Lewis, Frank Estevez, Raven DuKane, Rob Dittmer, Mike Tison
- Absent: Steve Russell

### Public Comment

- Question, Dittmer: Is there a set duration of time for public comment?
  - Most public comments require a staff response and are allowed a few minutes to address

### Approval of August 25, 2021 Minutes

- Estevez motion to approve Frank; second by DuKane.

### Old Business

- n/a

### Staff Reports

- Golf Course General Manager (C. Lewis)
  - Budget:
    - Budget season starts in October with approval typically beginning in December
      - Anticipated minor adjustments of fee structure (i.e. membership fees)
  - Food and Beverage:
    - Increase in revenue and productivity due to many factors. Culture change seems to be improving overall business
    - Customers may have an increase in disposable income to spend on items
  - Membership
    - Numbers holding strong and anticipated to last through October
    - P3 range program will also hold strong with participants anticipated until the first cold snap
  - Small events:
    - Looking to book outside events such as weddings and small private events.
  - Staff update:
    - The seasonal staff has tapered off. Have done some advertising for short-term seasonal positions
    - Course has been cross-training department heads
  - Course
    - September was a hot month and minor impacts from weather have been seen
      - Greens aeration was completed in early Sept and the project went well.
      - Greens fees were not adjusted during the aeration project; added more value to tee times rather than discounted fees (add a bucket of balls, etc)
  - Maintenance
    - Mowing native grass in mid-Oct; drainage projects around the course (minor projects)
    - Pruning trees around the course
  - HOA wants to readdress previous discussions on plants around Hole #8; staff response reiterated the process. Hole #3 lake comment: hot weather and lack of moisture - plants shutdown and the lake

produces an unpleasant smell. Broadlands spoke with CCOB Health and Human Services and spoke with Water Sanitation; opened a lake fill to pump in freshwater to replace the water loss and increase water quality. Added products to rebalance the microbes of the lake. Lake appears to have rebalanced itself

- Question, Estevez: What is the estimated number of golf rounds?
  - Dittmer, question to Lewis: In 2021, will there be 44,000-45,000 rounds played? Previous years had 39,000-41,000 (from the annual report)
  - Lewis: Broadlands has the #1 amount of usage out of 50 courses owned by Landscapes Unlimited
- Question, Estevez: Regarding prices, is it less expensive during the late summer/fall?
  - There are discounted prices or daily specials that are offered at the course
- Question: How has the irrigation status been running?
  - Lewis: system has been running for 21 years.
- Question, DuKane: Is there a possibility for a drop in revenue due to Covid-19?
  - Lewis: Yes, Broadlands anticipates a drop in revenue in 2020 and in 2021 due to Covid-19. Owners understand and anticipate next year (2022) to return to more normal revenue levels.
- Question, Dukane: Is there an update on signage for pedestrians on the course?
  - Tison; No immediate feedback from patrons, but during the day have seen less outside patrons on the course. During sunrise and sunset I have still seen patrons riding bikes/walking on the cart path.
- Director of Recreation, Parks, and Senior Services (C. Shuck)
  - Xcel project
    - Mckay to a portion of 112th; the project is being scaled back and will not be as intrusive. May be staged at 144th and Lowell Blvd and may not be the original scope
  - Staffing
    - Hard to retain staff and part-time staff
  - Anthem Community Park
    - Construction update to City Council in November
  - Budget
    - Additional requests to propose to Open Space Master Plan (OSMP). OSMP was to be completed in 2020 and will be resuming.
    - Department has requested to allocate funds to assess fees for Recreation. Assessment will Review fee philosophy and delineation of fees in Recreation including the scale of charges, where fees should be increased, and areas that are subsidized.
  - CO recommending minimum wage to \$12+
    - Wages across the board in CCOB will be reviewed to be more competitive.
    - Does create challenges across the board for wage packages
  - Irrigation repairs on Lowell Blvd
    - Contractor has staffing shortages but will be addressed
  - Committe changes
    - Passed 1st reading and under review for 2nd changes
    - Broadlands Golf Course Advisory Committee would sunset and responsibilities would be given to the existing PRAC committee. No reappointments to the committee; to be applied in March 2022.
    - Discussion for future items may be discussed administratively between Broadlands and CCOB. Higher issues would be brought up to Council by PRAC.
    - Oct 2021 will be the last meeting for Broadlands Golf Course Advisory Committee
      - Committee duties and functions as established in the PUD plan compared to the current structure of the committee do not match.
      - PUD would be amended between Landscapes Unlimited and CCOB
        - Landscapes and CCOB are in agreement for adjustments.
- Parks Superintdentent, (R. Jensen)
  - CCOB Park Services
    - Seeing normal landscape development; field inspections, etc.
    - Growing season slowing down
    - Prep for winterization for plants, beds, and pots
    - Vendor/contractor in down assessing concrete walks for concrete assessments in the park

- Will give full picture of concrete trail systems and will be able to more accurate allocation out capital project budgets to do repairs
- Toro Sentinel System
  - Central control for irrigation system (200+ systems in CCOB). Radio system is now being updated to new technology, cellular. Parks considering updating current system or switching system all together. New system can measure moisture in soil with soil sensors-more efficient system. 3 main weather stations in CCOB.
  - Question, Estevez: Would the update to the system be a phased approach?  
 Jensen: Vendor will continue to manufacture current items for controllers and in the next 2 years, new items will be introduced by the company. CCOB is currently having conversations about availability for current controller items and whether to update or make a conversion to a new system.
- Projects
  - Quail Creek and Zuni - will receive a roundabout near the nature park
  - Bronco Park restrooms being replaced; contractor selected. Starting soon
  - Landscaping along 132nd St to Zuni - redo landscape
  - Fall fertilization is kicking off. Aeration being completed and fertilization in early Oct
  - Question, DuKane: What is the timeline for winterization?
    - Annual beds are completed on a relatively small timeline. Timeframe around during 2nd week of Sept to early Oct to turn the beds over for Winter
- Question, Dittmer: Who manages the trees located in the road mediums? Who to notify if irrigation is spraying the streets more than the plants?
  - In general, parks services is the most appropriate contact. Some areas are managed by contractors

New Business

- Review changes from CCOB Boards and Commission

Committee Comments

- N/A

Date for Next Regular Meeting

- October 27, 2021

Adjourn

Meeting adjourned at 1 pm