



City of Helena

# GOLF ADVISORY BOARD SUMMARY January 25, 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, Mosaic Architecture, Mike Horner, Assistant Golf Professional, Al Knauber, Independent Record, Mark Roylance, Mosaic Architecture, Gery Carpenter, Facilities, Troy Sampson, Facilities.**

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

Chairman Pete Aspinwall called the Bill Roberts Golf Course Advisory Board to order at 11:59 am.

### 2. Approval of minutes: December 13, 2016

After review of the minutes, Sue moved to approve the December 13, 2016 minutes as presented. Tyson seconded. Motion carried.

### 3. Old business

None

### 4. New business

#### Review of Clubhouse/Pro-Shop Design Development Workshop

✚ Jeff did a quick review identification of the goals from the workshop which included:

- |                     |                         |
|---------------------|-------------------------|
| ✓ Budget            | ✓ Pro Shop / Service    |
| ✓ Sustainability    | ✓ Site / Outdoors       |
| ✓ Artistic          | ✓ Training (Simulators) |
| ✓ Food and Beverage |                         |

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- It was a great workshop. One of the things the group did was identified goals (Jeff stated he has cataloged the goals and will send a full package to Amy).
- The first goal discussed was the budget. Budget is a big issue as we need to be fiscally responsible. What we do with the new pro shop needs to bring good return. Gery reminded the group that we also need to be cognizant of a contingency budget for the unexpected items.
- The next goal was sustainability – we want to make this place easy to maintain. We want to reduce our energy use. This will be a completely different building. Better systems will be important to keep costs down.
- Artistic – look and feel. The group agreed that we want this facility to be inviting to everyone – not just golfers, but the community as a whole. We are looking for an energetic sports bar atmosphere.
- Since the workshop, Scott and Jeff have been discussing food and beverage. Discussions have included:
  - Name and branding (they want the logo and name separate from course)
  - Menu – desire is for high quality food that is affordable. They want to serve food in an outdoor space as well as indoors.
  - Simulators (similar to activity at a bowling alley) where you have activity, food, and drink in one location.
- Pro shop – the number one goal here is for the desk to be able to manage the course. To do this, they need a good view of the course. They need more area for sales and displays and should be able to close the pro shop down while keeping the restaurant open.
- Training / Simulators – the consensus was to build for three simulators. One of these areas could be corded off for lessons.

✚ Jeff's next focus was on the site.

- Jeff would like more discussion about the site. We know we want an inviting front door facing parking lot with some kind of iconic element to it. There was also discussion about a nice outdoor space. We also looked at how we would maintain golf operations – parking for carts, beverage cart issues, etc. We want to maintain access all around the facility for easy access.
- Jeff shared architectural designs of the existing conditions of the site. There are many ADA issues that need to be addressed. Due to budget constraints, there may be impact limited to what we have to do vs. what we want to do. At the workshop, the group discussed how to zone the site to include the desires of the group. Jeff produced a final book which shows what was created based on recommendations.
- Jeff made some observations/recommendations for the advisory board's consideration. During the workshop, they split the attendees into two different groups. Each group was given the task of sharing ideas of what a new pro shop could look like. Jeff then took those suggestions and combined them into one refined design.
- Key elements included:
  - Minimal change to the parking lot.
  - Perhaps working on a couple 5-minute parking spaces for drop off.
  - Jeff did consider putting a golf cart drive in front of the sidewalk. The advisory board liked that suggestion.

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- The entry was an important aspect to both groups. Jeff's design would allow for a great view of Mount Helena.
- Another suggestion was to utilize the current clubhouse – move the building and use as a support shed at a relatively low cost (store beverage carts, etc.). This is a good sized space with minimal investment.
- ✚ The next area reviewed was the floor plan.
  - They decided to make the floor plan a more consistent shape with better lighting.
  - Customers will be able to see through the building.
  - Covered area in the front.
  - The entry will lead into the pro shop and into the sports bar area. In both these cases, you will be able to see outside. There will also be easy access to club storage.
  - The office will be next to the storage area and there will also be a mechanical space which houses the electrical room and retail storage.
  - Jeff indicated where the restrooms would be with an extra-large hall that includes display cases, announcements, standings, etc.
  - Pro shop – they haven't worked on the desk design, but showed board members where it will be located. The pro shop will have windows all around.
  - Jeff is also suggesting we have a painted area out from which would be a defined area to keep carts away.
  - Dave asked if the office area would decrease the club storage area. Jeff stated it may, but we should be able to get everything in the storage area.
  - Pete suggested moving the ball washing station to the shed (which would be the old clubhouse). This would allow for more club storage.
  - Jeff said we will need to move the some of the plumbing. Access needs to become more efficient.
  - Entry – seating is primary sports bar. We have two areas. One area is where the simulators will be which is relatively open. Down the middle of the room will be a divider wall with TV. This creates a nice area where you could have some soft chairs with a fireplace. These spaces would open up to the bar and connect to the pro shop.
  - The third simulator which would be used for training will be off to the right.
  - They reduced the size of the gaming area and it is not connected to the bar. Instead, they add a quiet dining space away from the simulators. We can include a sliding panel for meetings.
  - The bar wraps around to a keg cooler. They haven't yet finalized a kitchen design and storage area. Jeff did show where the service window would be and where food can be ordered.
  - Pete – pillars on patio? Will this be covered space inside those? Jeff stated yes.
  - The bar area will have a flat roof but the rest of the building will have a slanted roof.
  - The quiet area will have tables that can be moved around to accommodate meetings/ events.
  - Per Jeff – total seating estimate is 115.

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- ✚ Jeff next addressed parking
  - Jeff stated he has struggled with how golf carts might circulate around the outside. Scott stated he prefers to not have carts in the parking lot as much as possible. Jeff's idea is to add 6 – 7 feet of asphalt in front and move the sidewalk in closer to the building so the whole area would be clear. We would add signage to the area as well.
  - Jeff said we will need to add ADA spaces up front and suggests a couple spaces for 5-10 minute parking.
- ✚ Jeff is asking the advisory board for feedback.
  - Any concerns over parking? Should we add a cart drive? Pete recommended we put the bag drop towards the north area which will alleviate congestion by the driving range. All agreed.
  - Pete then asked about where the utilities will be housed? Jeff – they will come in the back side.
  - Larry – how will storage work with 55 carts? Jeff has not yet been able to put 55 carts in the storage area; however he demonstrated some other options.
  - Scott asked about the simulator size – as far as depth from the end of the simulator to the person playing, is there adequate space for standing inside? The new design is a little longer than we have now.
  - The simulator we currently have will be used for teaching/lessons. Mosaic is recommending the addition of two more simulators.
  - Jeff stated Mosaic will continue working on the patio design.
  - The primary changes to the parking will be the ADA parking design and big modifications
  - Scott – area where score board is could be used for cart parking
  - Scott stated that in reviewing Ed's report, he believes that Ed was very conservative with the restaurant figures. He added that the simulator numbers are right in line. Currently the simulator use is at 100% capacity every week. The waitlist is large.
  - Dave asked if there is demand for more club storage. Scott said no. We are at 80% capacity and the revenue per square foot this is the worst revenue generator.
  - Gery asked why the kitchen area roof is flat. Jeff stated we will store units up on the roof as this makes them easier to service.
  - There will be coverage above the patio with an underneath overhang. There will be a finished sealing using metal soffit. This should alleviate any bird problems. Jeff's ultimate goal is to keep the plan relatively straight forward.
  - Jeff stated based off recommendations at the workshop and from the advisory board, he will put together the concept document to forward to the engineers. Scott will provide Jeff with the menu and a list of equipment.
  - Based on Jeff's estimate, the new design will cost approximately \$1.7 million.
  - All agreed to move forward.

## 5. Reports

- Parks and Recreation Director's Report
  - None
- Golf Superintendent Report

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- Crew is doing normal maintenance for winter.
- Larry is working on the budget the fiscal year budgets for 2018.
- Golf Professional Report
  - There are currently 55 league teams.
  - The simulator is completely booked which makes it difficult to have open time for lessons or club fittings. Once the simulator league is over, Scott will book for lessons and club fittings through March.
  - League will go for 2 more weeks with 2 weeks of playoffs.
  - Scott too is working on the fiscal year budgets for 2018.
- Men's League Report
  - Nothing to report.
- Ladies League Report
  - Sue shared that there is discussion of purchasing a bench for ladies league. They will meet in mid-march to make a decision.

## 6. Public comment

- None.

## 7. Next meeting date – February 14, 2017

## 8. Future agenda items

## 9. Adjournment

With no further business, the Bill Roberts Golf Course Advisory Board meeting adjourned at 1:10 pm.

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(406) 447- 8490  
 TTY Relay Service [1-800-253-4091](tel:1-800-253-4091) or 711  
[citycommunitydevelopment@helenamt.gov](mailto:citycommunitydevelopment@helenamt.gov)  
 316 North Park, Avenue, Room 440, Helena, MT 59623

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