

Committee of the Whole
Monday, June 7, 2021 5:30 PM
Council Chambers
1369 25 Avenue
Columbus, NE 68601

1. **Statement of compliance with Open Meetings Act and roll call.**

84-1407. Act, how cited.

Sections 84-1407 to 84-1414 shall be known and may be cited as the Open Meetings Act.

84-1408. Declaration of intent; meetings open to public.

It is hereby declared to be the policy of this state that the formation of public policy is public business and may not be conducted in secret.

Every meeting of a public body shall be open to the public in order that citizens may exercise their democratic privilege of attending and speaking at meetings of public bodies, except as otherwise provided by the Constitution of Nebraska, federal statutes, and the Open Meetings Act.

84-1409. Terms, defined.

For purposes of the Open Meetings Act, unless the context otherwise requires:

(1)(a) Public body means (i) governing bodies of all political subdivisions of the State of Nebraska, (ii) governing bodies of all agencies, created by the Constitution of Nebraska, statute, or otherwise pursuant to law, of the executive department of the State of Nebraska, (iii) all independent boards, commissions, bureaus, committees, councils, subunits, or any other bodies created by the Constitution of Nebraska, statute, or otherwise pursuant to law, (iv) all study or advisory committees of the executive department of the State of Nebraska whether having continuing existence or appointed as special committees with limited existence, (v) advisory committees of the bodies referred to in subdivisions (i), (ii), and (iii) of this subdivision, and (vi) instrumentalities exercising essentially public functions; and

(b) Public body does not include (i) subcommittees of such bodies unless a quorum of the public body attends a subcommittee meeting or unless such subcommittees are holding hearings, making policy, or taking formal action on behalf of their parent body, except that all meetings of any subcommittee established under section 81-15,175 are subject to the Open Meetings Act, and (ii) entities conducting judicial proceedings unless a court or other judicial body is exercising rulemaking authority, deliberating, or deciding upon the issuance of administrative orders;

(2) Meeting means all regular, special, or called meetings, formal or informal, of any public body for the purposes of briefing, discussion of public business, formation of tentative policy, or the taking of any action of the public body; and

(3) Virtual conferencing means conducting or participating in a meeting electronically or telephonically with interaction among the participants subject to subsection (2) of section 84-1412.

84-1410. Closed session; when; purpose; reasons listed; procedure; right to challenge; prohibited acts; chance meetings, conventions, or workshops.

(1) Any public body may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or

for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close. Closed sessions may be held for, but shall not be limited to, such reasons as:

(a) Strategy sessions with respect to collective bargaining, real estate purchases, pending litigation, or litigation which is imminent as evidenced by communication of a claim or threat of litigation to or by the public body;

(b) Discussion regarding deployment of security personnel or devices;

(c) Investigative proceedings regarding allegations of criminal misconduct;

(d) Evaluation of the job performance of a person when necessary to prevent needless injury to the reputation of a person and if such person has not requested a public meeting;

(e) For the Community Trust created under section 81-1801.02, discussion regarding the amounts to be paid to individuals who have suffered from a tragedy of violence or natural disaster; or

(f) For public hospitals, governing board peer review activities, professional review activities, review and discussion of medical staff investigations or disciplinary actions, and any strategy session concerning transactional negotiations with any referral source that is required by federal law to be conducted at arms length.

Nothing in this section shall permit a closed meeting for discussion of the appointment or election of a new member to any public body.

(2) The vote to hold a closed session shall be taken in open session. The entire motion, the vote of each member on the question of holding a closed session, and the time when the closed session commenced and concluded shall be recorded in the minutes. If the motion to close passes, then the presiding officer immediately prior to the closed session shall restate on the record the limitation of the subject matter of the closed session. The public body holding such a closed session shall restrict its consideration of matters during the closed portions to only those purposes set forth in the motion to close as the reason for the closed session. The meeting shall be reconvened in open session before any formal action may be taken. For purposes of this section, formal action shall mean a collective decision or a collective commitment or promise to make a decision on any question, motion, proposal, resolution, order, or ordinance or formation of a position or policy but shall not include negotiating guidance given by members of the public body to legal counsel or other negotiators in closed sessions authorized under subdivision (1)(a) of this section.

(3) Any member of any public body shall have the right to challenge the continuation of a closed session if the member determines that the session has exceeded the reason stated in the original motion to hold a closed session or if the member contends that the closed session is neither clearly necessary for (a) the protection of the public interest or (b) the prevention of needless injury

to the reputation of an individual. Such challenge shall be overruled only by a majority vote of the members of the public body. Such challenge and its disposition shall be recorded in the minutes.

(4) Nothing in this section shall be construed to require that any meeting be closed to the public. No person or public body shall fail to invite a portion of its members to a meeting, and no public body shall designate itself a subcommittee of the whole body for the purpose of circumventing the Open Meetings Act. No closed session, informal meeting, chance meeting, social gathering, email, fax, or other electronic communication shall be used for the purpose of circumventing the requirements of the act.

(5) The act does not apply to chance meetings or to attendance at or travel to conventions or workshops of members of a public body at which there is no meeting of the body then intentionally convened, if there is no vote or other action taken regarding any matter over which the public body has supervision, control, jurisdiction, or advisory power.

84-1411. Meetings of public body; notice; method; contents; when available; right to modify; duties concerning notice; videoconferencing or telephone conferencing authorized; emergency meeting without notice; appearance before public body.

(1)(a) Each public body shall give reasonable advance publicized notice of the time and place of each meeting as provided in this subsection. Such notice shall be transmitted to all members of the public body and to the public.

(b)(i) Except as provided in subdivision (1)(b)(ii) of this section, in the case of a public body described in subdivision (1)(a)(i) of section 84-1409 or such body's advisory committee, such notice shall be published in a newspaper of general circulation within the public body's jurisdiction and, if available, on such newspaper's web site.

(ii) In the case of the governing body of a city of the second class or village or such body's advisory committee, such notice shall be published by:

(A) Publication in a newspaper of general circulation within the public body's jurisdiction and, if available, on such newspaper's web site; or

(B) Posting written notice in three conspicuous public places in such city or village. Such notice shall be posted in the same three places for each meeting.

(iii) In the case of a public body not described in subdivision (1)(b)(i) or (ii) of this section, such notice shall be given by a method designated by the public body.

(c) In addition to a method of notice required by subdivision (1)(b)(i) or (ii) of this section, such notice may also be provided by any other appropriate method designated by such public body or such advisory committee.

(d) Each public body shall record the methods and dates of such notice in its minutes.

(e) Such notice shall contain an agenda of subjects known at the time of the publicized notice or a statement that the agenda, which shall be kept continually current, shall be readily available for public inspection at the principal office of the public body during normal business hours. Agenda items shall be sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting. Except for items of an emergency nature, the agenda shall not be altered later than (i) twenty-four hours before the scheduled commencement of the meeting or (ii) forty-eight hours before the scheduled commencement of a meeting of a city council or village board scheduled outside the corporate limits of the municipality. The public body shall have the right to modify the agenda to include items of an emergency nature only at such public meeting.

(2)(a) The following entities may hold a meeting by means of virtual conferencing if the requirements of subdivision (2)(b) of this section are met:

(i) A state agency, state board, state commission, state council, or state committee, or an advisory committee of any such state entity;

(ii) An organization, including the governing body, created under the Interlocal Cooperation Act, the Joint Public Agency Act, or the Municipal Cooperative Financing Act;

(iii) The governing body of a public power district having a chartered territory of more than one county in this state;

(iv) The governing body of a public power and irrigation district having a chartered territory of more than one county in this state;

(v) An educational service unit;

(vi) The Educational Service Unit Coordinating Council;

(vii) An organization, including the governing body, of a risk management pool or its advisory committees organized in accordance with the Intergovernmental Risk Management Act;

(viii) A community college board of governors;

(ix) The Nebraska Brand Committee;

(x) A local public health department;

(xi) A metropolitan utilities district;

(xii) A regional metropolitan transit authority;

(xiii) A natural resources district; and

(xiv) The Judicial Resources Commission.

(b) The requirements for holding a meeting by means of virtual conferencing are as follows:

(i) Reasonable advance publicized notice is given as provided in subsection (1) of this section, including providing access to a dial-in number or link to the virtual conference;

(ii) In addition to the public's right to participate by virtual conferencing, reasonable arrangements are made to accommodate the public's right to attend at a physical site and participate as provided in section 84-1412, including reasonable seating, in at least one designated site in a building open to the public and identified in the notice, with: At least one member of the entity holding such meeting, or his or her designee, present at each site; a recording of the hearing by audio or visual recording devices; and a reasonable opportunity for input, such as public comment or questions, is provided to at least the same extent as would be provided if virtual conferencing was not used;

(iii) At least one copy of all documents being considered at the meeting is available at any physical site open to the public where individuals may attend the virtual conference. The public body shall also provide links to an electronic copy of the agenda, all documents being considered at the meeting, and the current version of the Open Meetings Act; and

(iv) Except as otherwise provided in this subdivision or subsection (4) of section 79-2204, no more than one-half of the meetings of the state entities, advisory committees, boards, councils, organizations, or governing bodies are held by virtual conferencing in a calendar year. In the case of an organization created under the Interlocal Cooperation Act that sells electricity or natural gas at wholesale on a multistate basis or an organization created under the Municipal Cooperative Financing Act, the organization may hold more than one-half of its meetings by virtual conferencing if such organization holds at least one meeting each calendar year that is not by virtual conferencing. The governing body of a risk management pool that meets at least quarterly and the advisory committees of the governing body may each hold more than one-half of its meetings by virtual conferencing if the governing body's quarterly meetings are not held by virtual conferencing.

(3) Virtual conferencing, emails, faxes, or other electronic communication shall not be used to circumvent any of the public government purposes established in the Open Meetings Act.

(4) The secretary or other designee of each public body shall maintain a list of the news media requesting notification of meetings and shall make reasonable efforts to provide advance notification to them of the time and place of each meeting and the subjects to be discussed at that meeting.

(5) When it is necessary to hold an emergency meeting without reasonable advance public notice, the nature of the emergency shall be stated in the minutes and any formal action taken in such meeting shall pertain only to the emergency. Such emergency meetings may be held by virtual conferencing. The provisions of subsection (4) of this section shall be complied with in conducting emergency meetings. Complete minutes of such emergency meetings specifying the nature of the emergency and any formal action taken at the meeting shall be made available to the public by no later than the end of the next regular business day.

(6) A public body may allow a member of the public or any other witness to appear before the public body by means of virtual conferencing.

(7)(a) Notwithstanding subsections (2) and (5) of this section, if an emergency is declared by the Governor pursuant to the Emergency Management Act as defined in section 81-829.39, a public body the territorial jurisdiction of which is included in the emergency declaration, in whole or in part, may hold a meeting by virtual conferencing during such emergency if the public body gives reasonable advance publicized notice as described in subsection (1) of this section. The notice shall include information regarding access for the public and news media. In addition to any formal action taken pertaining to the emergency, the public body may hold such meeting for the purpose of briefing, discussion of public business, formation of tentative policy, or the taking of any action by the public body.

(b) The public body shall provide access by providing a dial-in number or a link to the virtual conference. The public body shall also provide links to an electronic copy of the agenda, all documents being considered at the meeting, and the current version of the Open Meetings Act. Reasonable arrangements shall be made to accommodate the public's right to hear and speak at the meeting and record the meeting. Subsection (4) of this section shall be complied with in conducting such meetings.

(c) The nature of the emergency shall be stated in the minutes. Complete minutes of such meeting specifying the nature of the emergency and any formal action taken at the meeting shall be made available for inspection as provided in subsections (5) and (6) of section 84-1413.

84-1412. Meetings of public body; rights of public; public body; powers and duties.

(1) Subject to the Open Meetings Act, the public has the right to attend and the right to speak at meetings of public bodies, and all or any part of a meeting of a public body, except for closed sessions called pursuant to section 84-1410, may be videotaped, televised, photographed, broadcast, or recorded by any person in attendance by means of a tape recorder, a camera, video equipment, or any other means of pictorial or sonic reproduction or in writing.

(2) It shall not be a violation of subsection (1) of this section for any public body to make and enforce reasonable rules and regulations regarding the conduct of persons attending, speaking at, videotaping, televising, photographing, broadcasting, or recording its meetings, including meetings held by virtual conferencing. A body may not be required to allow citizens to speak at each meeting, but it may not forbid public participation at all meetings.

(3) No public body shall require members of the public to identify themselves as a condition for admission to the meeting nor shall such body require that the name of any member of the public be placed on the agenda prior to such meeting in order to speak about items on the agenda. The body shall require any member of the public desiring to address the body to identify himself or herself, including an address and the name of any organization represented by such person unless the address requirement is waived to protect the security of the individual.

(4) No public body shall, for the purpose of circumventing the Open Meetings Act, hold a meeting in a place known by the body to be too small to accommodate the anticipated audience.

(5) No public body shall be deemed in violation of this section if it holds its meeting in its traditional meeting place which is located in this state.

(6) No public body shall be deemed in violation of this section if it holds a meeting outside of this state if, but only if:

(a) A member entity of the public body is located outside of this state and the meeting is in that member's jurisdiction;

(b) All out-of-state locations identified in the notice are located within public buildings used by members of the entity or at a place which will accommodate the anticipated audience;

(c) Reasonable arrangements are made to accommodate the public's right to attend, hear, and speak at the meeting, including making virtual conferencing available at an in-state location to members, the public, or the press, if requested twenty-four hours in advance;

(d) No more than twenty-five percent of the public body's meetings in a calendar year are held out-of-state;

(e) Out-of-state meetings are not used to circumvent any of the public government purposes established in the Open Meetings Act; and

(f) The public body publishes notice of the out-of-state meeting at least twenty-one days before the date of the meeting in a legal newspaper of statewide circulation.

(7) Each public body shall, upon request, make a reasonable effort to accommodate the public's right to hear the discussion and testimony presented at a meeting.

(8) Public bodies shall make available at the meeting or the in-state location for virtual conferencing as required by subdivision (6)(c) of this section, for examination and copying by members of the public, at least one copy of all reproducible written material to be discussed at an open meeting, either in paper or electronic form. Public bodies shall make available at least one current copy of the Open Meetings Act posted in the meeting room at a location accessible to members of the public. At the beginning of the meeting, the public shall be informed about the location of the posted information.

84-1413. Meetings; minutes; roll call vote; secret ballot; when.

(1) Each public body shall keep minutes of all meetings showing the time, place, members present and absent, and the substance of all matters discussed.

(2) Any action taken on any question or motion duly moved and seconded shall be by roll call vote of the public body in open session, and the record shall state how each member voted or if

the member was absent or not voting. The requirements of a roll call or viva voce vote shall be satisfied by a public body which utilizes an electronic voting device which allows the yeas and nays of each member of such public body to be readily seen by the public.

(3) The vote to elect leadership within a public body may be taken by secret ballot, but the total number of votes for each candidate shall be recorded in the minutes.

(4) The minutes of all meetings and evidence and documentation received or disclosed in open session shall be public records and open to public inspection during normal business hours.

(5) Minutes shall be written, except as provided in subsection (6) of this section, and available for inspection within ten working days or prior to the next convened meeting, whichever occurs earlier, except that cities of the second class and villages may have an additional ten working days if the employee responsible for writing the minutes is absent due to a serious illness or emergency.

(6) Minutes of the meetings of the board of a school district or educational service unit may be kept as an electronic record.

(7) Beginning July 31, 2022, the governing body of a natural resources district, the city council of a city of the metropolitan class, the city council of a city of the primary class, the city council of a city of the first class, the county board of a county with a population greater than twenty-five thousand inhabitants, and the school board of a school district shall make available on such entity's public web site the agenda and minutes of any meeting of the governing body. The agenda shall be placed on the web site at least twenty-four hours before the meeting of the governing body. Minutes shall be placed on the web site at such time as the minutes are available for inspection as provided in subsection (5) of this section. This information shall be available on the public web site for at least six months.

84-1414. Unlawful action by public body; declared void or voidable by district court; when; duty to enforce open meeting laws; citizen's suit; procedure; violations; penalties.

(1) Any motion, resolution, rule, regulation, ordinance, or formal action of a public body made or taken in violation of the Open Meetings Act shall be declared void by the district court if the suit is commenced within one hundred twenty days of the meeting of the public body at which the alleged violation occurred. Any motion, resolution, rule, regulation, ordinance, or formal action of a public body made or taken in substantial violation of the Open Meetings Act shall be voidable by the district court if the suit is commenced more than one hundred twenty days after but within one year of the meeting of the public body in which the alleged violation occurred. A suit to void any final action shall be commenced within one year of the action.

(2) The Attorney General and the county attorney of the county in which the public body ordinarily meets shall enforce the Open Meetings Act.

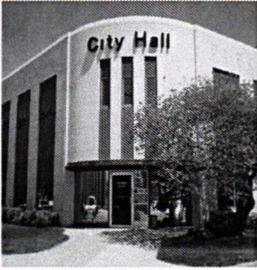
(3) Any citizen of this state may commence a suit in the district court of the county in which the public body ordinarily meets or in which the plaintiff resides for the purpose of requiring compliance with or preventing violations of the Open Meetings Act, for the purpose of declaring

an action of a public body void, or for the purpose of determining the applicability of the act to discussions or decisions of the public body. It shall not be a defense that the citizen attended the meeting and failed to object at such time. The court may order payment of reasonable attorney's fees and court costs to a successful plaintiff in a suit brought under this section.

(4) Any member of a public body who knowingly violates or conspires to violate or who attends or remains at a meeting knowing that the public body is in violation of any provision of the Open Meetings Act shall be guilty of a Class IV misdemeanor for a first offense and a Class III misdemeanor for a second or subsequent offense.

Sec. 15, Legislative Bill 83, One Hundred Seventh Legislature, First Session, 2021. (*The Revisor of Statutes will assign a statute number after the Legislature adjourns sine die.*) No motion, resolution, rule, regulation, ordinance, or formal action made, adopted, passed, or taken at a meeting as defined in section 84-1409 of a public body as defined in such section shall be invalidated because such motion, resolution, rule, regulation, ordinance, or formal action was made, adopted, passed, or taken at a meeting or meetings on or after March 17, 2020, and on or before April 30, 2021, pursuant to a Governor's Executive Order which waived certain requirements of the Open Meetings Act.

2. Golfing rates and golf professional contract.



The City of Columbus

RESPONSIBLE • RESPONSIVE • REPUTABLE

Administration Office (402) 562-4232

Fax (402) 563-1380

memorandum

DATE: June 2, 2021
TO: Mayor and City Council Members
FROM: Tara Vasicek, City Administrator
RE: Golfing rates and Golf Pro Contract

DISCUSSION:

Over the past year, the Golf Committee has been working with the Golf Pro to better understand the business operations of the Golf Pro. The Golf Pro now provides a monthly financial report or his business operation at the City courses. Now that all parties have a better understanding of the City and Golf Pro operations at Quail Run and VanBerg, we need to understand the goal of the City Council in operating the courses. The operation plans moving forward vary greatly based upon what the goal of the City Council is. The below 'base year' for purposes of the rate study and research below was the 2017-2018 FY because that is the last year Quail Run was fully operational.

RATES

A rate study was completed with comparable municipal golf courses about one year ago, it had to be updated again because since that time the City of Grand Island contracted with an outside entity to operate their course and the North Platte course has been sold to a private developer who has plans to reuse and or repurpose the course. The rate study is attached here. Based on comparability of municipal golf courses, the committee decided to include the following in the rate study: Highlands and Pioneers in Lincoln, Johnny Goodman and Benson operated by City of Omaha, Meadowlark in Kearney and Jackrabbit in Grand Island.

Other Municipal Courses is Nebraska

Bayard
David City
Grant
Nebraska City, Wildwood
Mitchell, Scenic Knolls
Sidney, Hillside
Wayne, Country Club

Operation

Sold course in 2020
City owns land and leases it for \$1 a year.
City owns land and leases it for \$1 a year.
City operates, last FY net operation -\$50,000
City operates, last FY net operation -\$65,000
City operates, has full clubhouse, net operation -\$250,000
City owns 9 holes, Club owns 9 holes.
City also owns the club house at the Country Club and provides other services

The study shows that on average, the Quail Run rates are not far off of the average of the comparable courses, but the majority of the remaining comparable municipal courses are enterprise funds (they pay for themselves). Kearney's course has varied in the last 10 years, 6 have been negative net operation (lost money) and 4 have been positive net operation (made money). Kearney has lost \$226,000 over those 10 years. We believe the primary reason these other courses are able to be self-sufficient is because they have many more rounds of golf played on them as compared to Quail Run and VanBerg.



In addition to more rounds played, the Omaha courses do not offer season passes. A similar rate structure, with no season passes, was recommended for Columbus courses in the study the City of Columbus had done by Frank Hummel in 1985 before Quail Run was built.

I have put together a few options for the City Council to consider. These are options and intended to illustrate the difference a different operational structure can make to the bottom-line. There are many different ways to structure rates at golf courses, so I have tried to simplify a few options, which can be adjusted as necessary.

Option 1 – 5 year rate adjustment schedule

**assumptions 2% annual increase in revenues and expenses. If selected, would recommend year 1 be the 2023 golf season. We do not recommend raising rates at the Quail Run the first season it is back to the 18 hole course.*

	2017-2018	Year 1	Year 2	Year 3	Year 4	Year 5
QR Rate Increase		10%	2%	2%	2%	2%
VB Rate Increase		2%	2%	2%	2%	2%
Revenue	\$774,300	\$827,015	\$848,331	\$870,201	\$892,638	\$915,657
*Net Operation <i>*no capital</i>	(\$286,098)	(\$259,648)	(\$263,166)	(\$266,691)	(\$270,221)	(\$273,755)

Option 2 – Remove Season Pass Option

Difference if in effect during the 2017-2018 Fiscal Year
Total City Revenues and Expenses

	<u>Actual 2017-2018</u>	<u>No Passes 2017-2018</u>
Revenues	\$565,481	\$767,981 (+202,500)
Expense <i>*no capital</i>	\$851,580	\$851,580
Net Operation	(\$286,098)	(\$83,599)

Option 3 – Explore using Independent Operator

As stated above, the City of Grand Island recently contracted with Landscapes Unlimited (LU) to operate Jackrabbit Run. We contacted LU to better understand this operational option. LU provided the attached analysis and pro forma. This pro forma includes no capital expense, that would still be the responsibility of the City to cover.

Based on LU experience owning and/or operating 50 golf courses across the United States, they believe after 4 years they can get the golf courses (Quail Run and VanBerg) to a positive net operation. They plan they have put together is consistent with what they are working to achieve in Grand Island, they believe rounds of golf played can be increased and fees need to be adjusted an average of \$2.50. They say that they would do this by aligning course maintenance expense with course revenues, marketing, engagement, etc. The losses shows on this pro forma would be a cost to the City in addition to any capital expense. The fee LU would charge the City (\$72,000 annually) is included in the pro forma expenses.

GOLF PROFESSIONAL CONTRACT

The golf professional contract will be dependent upon which type of operational plan above the City Council would like to proceed with.

If the City Council decides to move forward with option 1 or 2, a multi-year agreement, similar to current, can be offered to the Golf Pro. I do recommend that if this is the final decision, the golf committee and golf pro work together to improve the business operations of the Golf Pro so that his business operations pay for themselves. Items that have been discussed previously include: adjusting hours of pro staff to match peak use times at the courses, ensuring pro pricing is similar to the market on items like alcohol, clothing, food, lessons, etc.

If the decision of the City Council is to move forward with something like option 3, the Independent Operator, City and Pro would need to determine what the best course of action is. In Grand Island, Landscapes Unlimited kept the Grand Island golf course staff in place, but they became Landscapes Unlimited staff rather than City staff. We believe a similar transition would be make in Columbus.

2021 Rate Comparison

Season Passes (7 Days)	Regular (Ind)	Senior	Spouse
Highlands, Lincoln	1510	1260	640
Pioneers, Lincoln	1510	1260	640
Jack Rabbit, GI Operated by Landscapes Unlimited	610	385	270
Johnny Goodman, Omaha	No Season Passes		
Meadowlark, Kearney	645	610	280
Benson	No Season Passes		
Average:	1068.75	878.75	457.5
Quail Run:	924	814	305
% Difference:	-13.54	-7.37	-33.33

Weekday Rates	9 Holes	9 w/ cart	18 Holes	18 w/ cart
Highlands	18.75	28	25.25	42.25
Pioneers	18.75	28	25.25	42.25
Jack Rabbit	16.5	28	23.5	40
Johnny Goodman	18	28	25	40
Meadowlark	18	30	25	40
Benson	18	28	24	39
Average:	18.00	28.33	24.67	40.58
Quail Run:	15.75	26.25	24.75	41
% Difference:	-12.50	-7.35	0.34	1.03

Weekend Rates	9 Holes	9 w/ cart	18 Holes	18 w/ cart
Highlands (b4 1 pm)	25.5	34.75	37.25	54.25
Highlands (after 1pm)	18.75	28	25.25	42.25
Pioneers (b4 1pm)	25.5	34.75	37.25	54.25
Pioneers (after 1pm)	18.75	28	25.25	42.25
Jack Rabbit	19	31	26	43
Johnny Goodman	20	30	32	47
Meadowlark	22	34	29	44
Benson	20	30	31	46
Average:	21.19	31.31	30.38	46.63
Quail Run:	19	29.5	29	45.25
% Difference:	-10.32	-5.79	-4.53	-2.95

Weekday Junior/Senior	9 Holes	9 w/ cart	18 Holes	18 w/ cart
Highlands weekday	16.5	24.75	21.75	36
Pioneers weekday	18.75	24.75	21.75	36
Jack Rabbit	14.5	26	21.5	38
Johnny Goodman *M-F Only			18	28
Meadowlark *M-T Only	15	27	20	35
Benson * M-F Only	13	18	21	28
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Average:	15.55	24.10	20.67	33.50
Quail Run:	11	21.5	20	36.25
% Difference:	-29.26	-10.79	-3.23	8.21

Season Passes (5 Days)	Regular (Ind)	Senior	Spouse
Highlands	970	820	420
Pioneers	1510	1260	640
Jack Rabbit	610	385	270
Johnny Goodman	No Season Passes		
Meadowlark	645	610	280
Benson	No Season Passes		
<hr/>			
Average:	933.75	768.75	402.5
Quail Run: * Not Offered			

QUAIL RUN GOLF COURSE

Market Analysis

PREPARED BY

Landscapes Golf Management

mmattingly@landscapesgolf.com

(402) 980-6861

Introductory Letter

QUAIL RUN GOLF COURSE

Attn: Tara Vasicek
City Administrator
327 S. 5th Street
Columbus, Nebraska 68601

Dear Tara:

On behalf of Landscapes Golf Management, a division of Landscapes Unlimited, it is my pleasure to present you with this customized market analysis. Landscapes has a long history of providing exceptional market analysis and strategic planning for our owned and managed facilities. We believe that understanding the local market, and adapting to it, is critical to the success of any golf course.

In the pages that follow, you will find various data points that illustrate the health of the marketplace surrounding Quail Run Golf Course. We harvest this data from a variety of sources, including the National Golf Foundation's proprietary database. Once the data is compiled, our team of industry experts reviews the metrics and provides high-level analysis to help describe how the market impacts your business.

We trust that you will find this report helpful, and further reflective of our desire to partner with Quail Run GC. If selected, we would build upon the findings in this report to develop a comprehensive business/marketing plan that would in turn support a budget. These tools would be submitted for approval, and if approved would be the blueprint by which we would execute our first year of management services, and a similar process would be repeated annually. Our successes have been rooted in this level of planning, and we would hope to bring processes such as these to help amplify the talents and expertise of your existing golf course service team.

Respectfully,

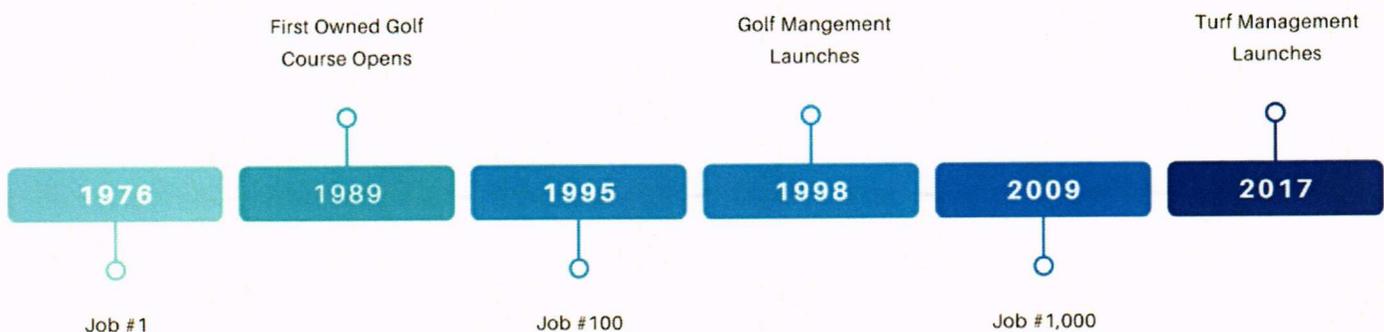


Mark Mattingly
Vice President of Business Development
Landscapes Golf Management

A LONG HISTORY OF SUCCESS

Since our humble beginnings in 1976, Landscapes Unlimited has evolved into the premier solutions provider in the golf industry. Today, our construction, renovation, and irrigation divisions have completed more than 2,000 projects across the globe; our golf and turf management divisions manage clients in the United States, Canada, and China.

Landscapes Golf Management provides management services to more than 50 individual facilities. We tailor our services to meet the unique needs of each client, pride ourselves in exceptional quality and believe in building long-term relationships with our clients.



Market Analysis

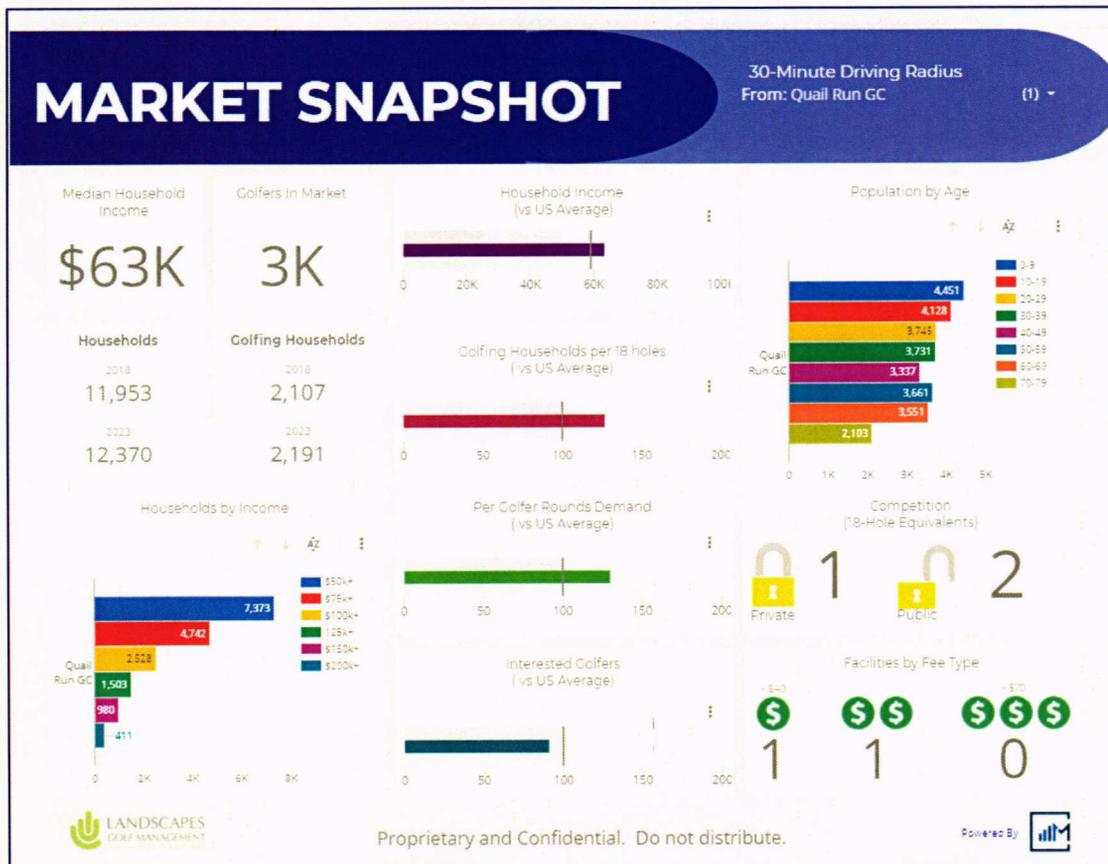
Landscapes is excited by the opportunity to share this market analysis for Quail Run Golf Course. In the pages to follow, we will share our assessment of your current market, trends, and future opportunities.

MARKET SNAPSHOT

Our marketing team has built this proprietary market and demographic analysis report for Quail Run GC. Specifically, we studied the number of households, active golfers, and demographic breakdown of the households within a 30-minute drive time of the course. We also looked at income and age metrics to determine which marketing and advertising channels will be most effective.

THE MARKET SNAPSHOT REVEALS THE FOLLOWING KEY LEARNINGS:

1. The median household income of \$63,000 is slightly higher than the national average of approximately \$60,000.
2. There are 3,000 golfers, within 2,107 golfing households, in the 30-minute market radius. The number of golfing households is projected to remain stable over the next 3 years.
3. The number of golfing households (demand) compared to the number of golf courses (supply) is **27% higher** than the U.S. average. The number of rounds golfers play is **30% higher**.

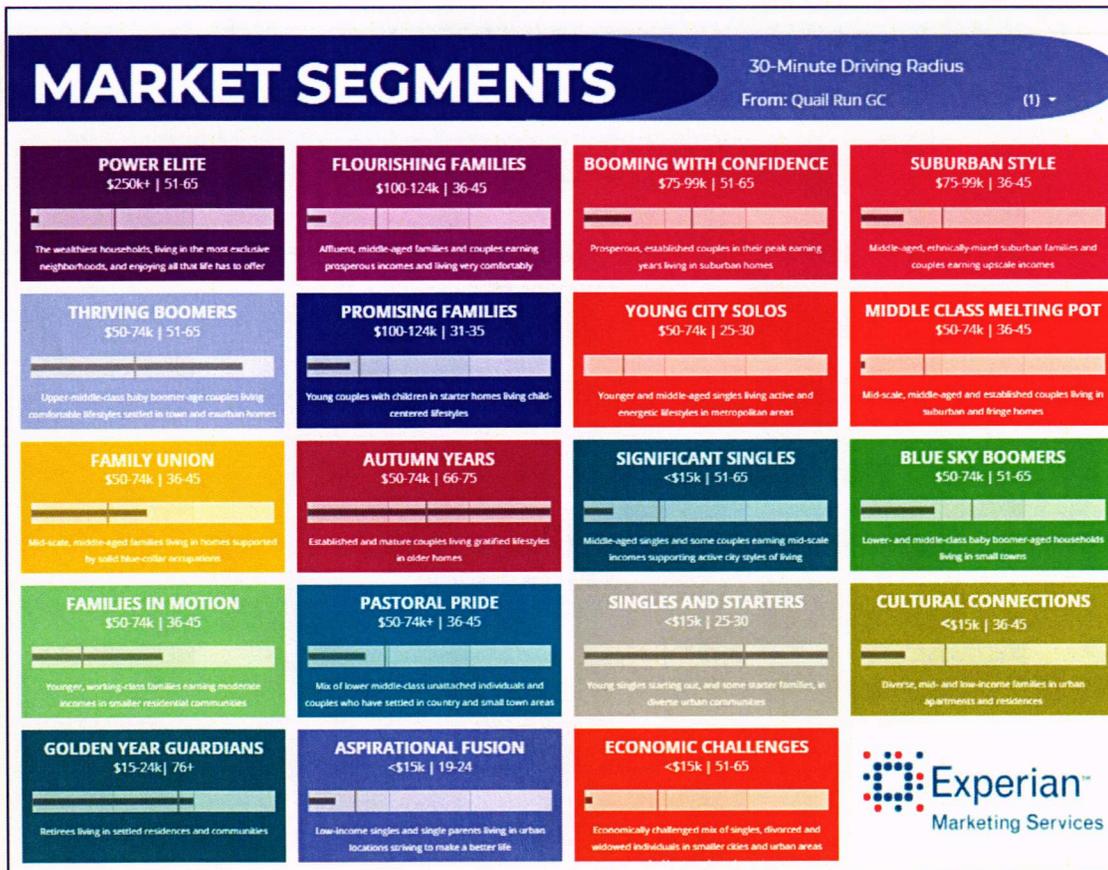


MARKET SEGMENTS

We utilize MOSIAC profiles, from the reporting agency Experian, to develop our Market Segments report. The profiles use a variety of data sources including; spending, home values, demographic information and more, to classify residents into 19 categories. Each category represents a specific customer cohort, from "Booming with Confidence" to "Young City Solos", these profiles help us understand the exact makeup of your market. _

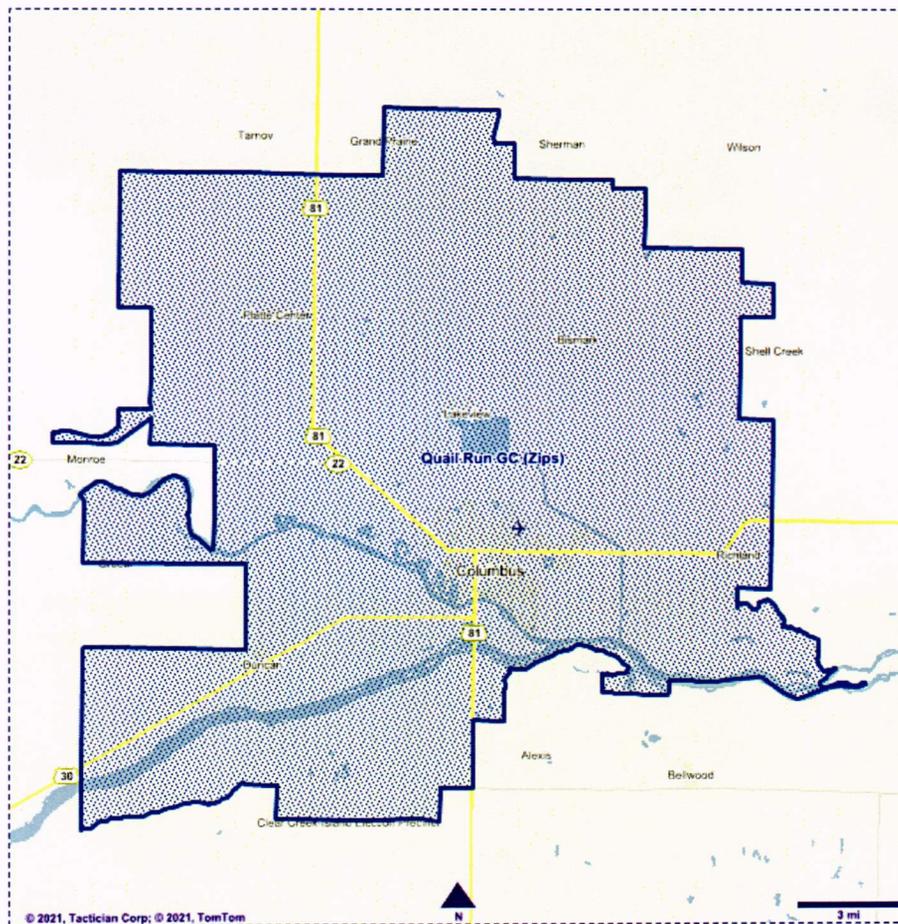
THE MARKET SEGMENTS REPORT REVEALS THE FOLLOWING KEY LEARNINGS:

1. The market has a distinct lack of wealthy households. Of the four (4) highest-earning market segments, each is well below U.S. Average, with only **Thriving Boomers** being above average.
2. The market has large segments of Baby Boomers and retirees. The **Thriving Boomers** and **Autumn Years** segments combine to make up 30% of the market compared to an average market makeup of 15%.
3. There are also large segments of blue-collar singles and families in the market. The **Family Union, Families in Motion, and Singles & Starters** segments comprise 34% of the market around Quail Run Golf Club, compared to an average market makeup of 24%.



MAPPING & COMPETITION

The map below represents the geographic area from which customers can travel to Quail Run GC in 30-minutes or less. Within this area, there is one (1) private club and one (1) public access competitor (although we understand that Van Berg is owned by the City, as well as, being an Executive style 9-hole course). Despite this competition, there is room for each golf course to capture its "fair share" of 3,000 golfers in the market. This is true because the number of golf courses (or golf holes available), compared to the number of golfers in the market, is below average.



COMPETITORS

Distance	Company	Address	Type	Cat	Holes	Fee	Year Open
1.716	Elks Country Club	5113 63rd St	PR	JG	18	70	1965
3.816	Van Berg Golf Course	560 Van Berg Dr.	MU	JG	9	29	1991

MARKET ANALYSIS CONCLUSIONS

Overall, Quail Run GC while operating in a small market has a favorable makeup. As a result, Quail Run GC should be able to perform well financially, due to the market makeup. Compared to most golf courses in the U.S., there are **27% more golfers** per golf course. Additionally, the golfers in the market play **30% more rounds** per year than the U.S. average. These factors combine to present a favorable demand-side equation for Quail Run. The average income of local residents is consistent with U.S. averages, which is also positive. Finally, Quail Run is the only public 18-hole course available to residents within a 30 minute drive time that was studied. Given the interest in the market (3,000 golfers) and the national average rounds per golfer be measured at 18 rounds/year, there are likely more than 50,000 rounds being played by the greater Columbus population. With Quail Run receiving less than 20,000 rounds (according to the December 2020 Golf Report), we see tremendous opportunity for improvement.

It will be important for Quail Run GC to tailor its product offerings and marketing strategy to the appropriate segments of the market. Given the middle-class nature of the market, the course should focus on delivering value in all its products. Examples of this strategy would include:

- Competitively priced green fees, cart fees, and ancillary service items.
- Continuing to develop loyalty platforms (including annual passes and play cards) will be vital to foster customer loyalty.
- Specific programs for seniors, during traditionally slow times, will help drive mid-week revenue.
- Family programming, which would include a robust junior golf program (and family play-times), will help attract families to the facility on a regular basis.
- Facebook, Google, and Instagram advertising should be effective in reaching the younger families and singles in the area. These channels will be a cost-effective means to communicate with new customers, while the existing website and email system should be used to communicate with existing customers.
- While modern social media and digital efforts are a requirement for all golf courses in 2020, Quail Run GC should consider implementing direct-mail and/or traditional print advertising due to the age of the local market.

By focusing on product development and marketing resources in the proper areas, Quail Run should be able to grow rounds consistently over the next several seasons. If the golf course service team can deliver consistent experiences, Quail Run Golf Course will be able to grow activity via developing new golfers/rounds and capturing additional share from competitors within (and outside the market).



"They have expertise and experience in every facet of club operations and development. Most importantly, I have never worked with anyone affiliated with Landscapes who wasn't of the highest character. I would undoubtedly hire them again."

**John Dunn, Owner
Rockwall Golf & Athletic Club, TX**

"Landscapes met and exceeded our expectations, therefore I am confident in recommending Landscapes Unlimited as a total solutions company for whatever stage of development your facility may need."

**Burton Warrington, Firekeeper Golf Course
Mayetta, KS**

"Working with Landscapes has been such a pleasure. I'd do it all over again."

**Bob Land, Owner
Erin Hills Golf Course, WI**

Our clients say it best...

Quail Run GC & Van Berg GC
5-year Pro Forma

	Landscapes Golf Management					
	2018 Actual	Year 1	Year 2	Year 3	Year 4	Year 5
Rounds	27,658	29,000	31,000	32,000	33,000	34,000
Revenues						
Green Fees	182,960	201,429	226,087	245,049	262,815	278,903
Golf Shop (Merch.) Income	95,000	109,570	122,983	133,298	144,337	156,146
Carts	153,940	169,480	190,226	206,181	221,129	234,665
Range	15,700	16,791	18,308	19,277	20,277	21,309
Food & Beverage	98,600	129,230	158,864	188,587	213,928	242,452
Annual Memberships	124,930	132,302	142,840	148,922	155,112	161,410
Punch Card Sales	20,650	22,735	25,275	27,133	28,821	30,585
Other Revenue	48,530	51,394	55,487	57,850	60,254	62,701
Gross Revenue	740,310	832,931	940,071	1,026,298	1,106,673	1,188,171
Cost of Sales						
Merchandise	70,000	82,178	91,008	97,308	103,923	110,864
Food & Beverage	25,000	51,692	60,368	67,891	72,736	77,585
Cost of Sales	95,000	133,870	151,376	165,199	176,658	188,449
Gross Profit	645,310	699,061	788,695	861,099	930,015	999,723
Operating Expenses						
Golf Shop	91,189	75,000	76,125	77,267	78,233	79,015
Range	2,500	3,500	3,553	3,606	3,651	3,687
Carts	42,164	60,000	60,900	61,814	62,586	63,212
Course Maintenance	394,090	350,000	355,250	360,579	365,086	368,737
Food & Beverage	102,971	77,500	92,141	103,723	115,521	128,500
General & Administrative	210,587	316,000	325,725	334,521	343,577	345,863
Total Operating Expenses	843,500	882,001	913,694	941,509	968,655	989,015
Net Operating Income	(198,190)	(182,940)	(124,999)	(80,410)	(38,640)	10,708

From: [Thomas Freimuth](#)
To: [Kline, Janelle](#)
Cc: [Jon Misfeldt](#); [Jon Misfeldt](#)
Subject: City Council Committee of the Whole Meeting 6/7/21: Submission of Columbus Telegram Article Entitled "Rebirth at Van Berg"
Date: Monday, June 7, 2021 11:07:28 AM
Attachments: [VBFLC - Rebirth at Van Berg - Telegram Article 6-5-2021.pdf](#)

Ms. Janelle Kline
Columbus City Clerk

Ms. Kline:

Attached for the record this evening is a copy of the one-page Columbus Telegram article by Nate Tenopir entitled "Rebirth at Van Berg" dated June 5 - 6, 2021.

If possible, please submit the attached article to all City Council Members and the Mayor prior to the 5:30 City Council Committee of the Whole proceeding this evening.

Fyi, I am copying Columbus Golf Association President Jon Misfeldt.

Thanks.

Tom Freimuth
402.212.6979

Rebirth at Van Berg

McGrew, CGA transforming Van Berg into course for youth/beginners

NATE TENOPIR
The Columbus Telegram

In the long run, it may be a blessing in disguise.

Brent McGrew, the head PGA professional for Quail Run and Van Berg golf courses, has had more time on his hands the last two summers. Following the flood of 2019 and subsequent redesign of Quail Run into a temporary nine-hole course, there's less on his plate.

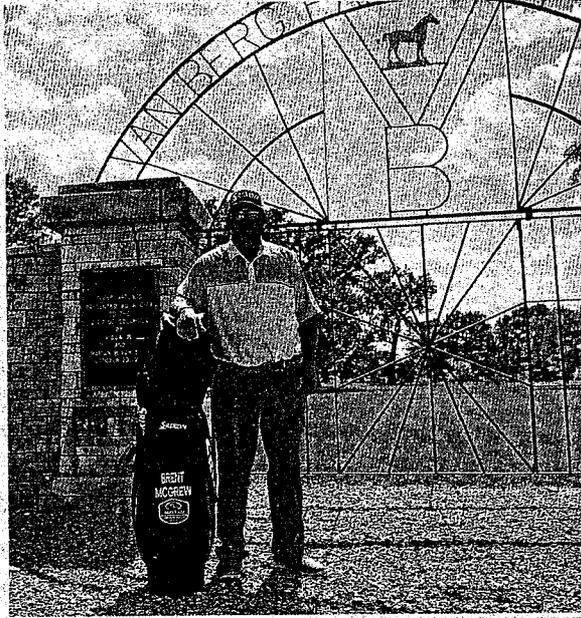
Of course, he'd rather be busy with 27 holes to look after. But in the meantime, McGrew and the Columbus Golf Association have developed a plan for the future of Van Berg and how it can serve the needs of the community as a place for youth, beginners and seniors.

McGrew began to roll out that plan with the Teen Golf Academy that opened Friday, one of three youth programs beginning over the next few weeks.

Since a presentation was made to the Columbus City Council last October about the potential at Van Berg, the facility has been renamed the Van Berg Family Learning Center (VBFLC). At that presentation, the city council and Mayor Jim Bulkeley agreed to reevaluate the need for Van Berg following repairs at Quail Run and with enough time taken to realize the impact of the VBFLC.

Quail won't be operational again as an 18-hole course until next year. The VBFLC is leaving the harbor for its maiden voyage this summer.

"I always felt like there's a use for Van Berg. Being busy and running two golf courses, there wasn't always time for things like this. Now that I'm down to nine and nine, I can dedicate some time towards that," McGrew said. "...It's something I've always wanted to do. The need to do it, the need to show the purpose for Van Berg to be open and that it could be a positive for the community is



NATE TENOPIR, THE COLUMBUS TELEGRAM

Quail Run/Van Berg head PGA professional Brent McGrew takes a photo with his U.S. Kids Golf bag earlier this week at Van Berg Golf Course. McGrew and the Van Berg Family Learning Center are rolling out several youth and beginners programs this summer.

something I've always wanted to be a part of."

McGrew was recognized as a top 50 kids coach by U.S. Kids Golf earlier this year, thanks in large part to his efforts last summer. McGrew's junior golf program adjusted for the pandemic and turned it into a program more focused on individual time together.

He figured 30 to 40 kids would sign up. McGrew had 75 and saw tremendous improvement from start to finish.

"I really appreciate it. I haven't won a whole lot of awards. But to be honest, the award was those kids getting a lot better last year," he said. "That's the thing I like more than anything, but it's nice to be recognized for that."

That kind of response and more threats on the future of Van Berg had McGrew and the Columbus Golf

Association (CGA) seeking ways to demonstrate the value of the course.

In Lincoln, the Ager Learning Center was recognized as the Nebraska PGA Facility of the Year in 2018 for its efforts in growing and teaching the game of golf. The VBFLC was envisioned as taking a similar approach with similar programs.

In Columbus, the first summer of the VBFLC includes a Teen Academy, U.S. Kids Golf Columbus Summer Golf Program and the Race for the Optimist Cup.

The Teen Academy is held each Friday in June for players age 13-17 for two hours in the morning and followed by a round of golf afterward. In addition to the instruction players receive, during the clinic, the program includes a one-hour one-on-one teaching lesson with McGrew and the Youth on Course (YOC) card. The YOC allows players

to have a round at Quail Run and Van Berg for just \$5. Other courses with reduced rates are listed as well.

The U.S. Kids Golf Columbus Summer Golf Program is for players 12 and under. The program opens Wednesday and runs through July 28 with training on Wednesdays and two-player scrambles on Thursdays.

The \$145 fee (\$75 for each additional sibling) will introduce new players to the game in a way that makes it fun to continue learning. For example, rather than teeing off on the normal tee boxes at Van Berg, a short driving range is being built to help players gauge their abilities.

Wherever they hit it on the range consistently will correspond with a number displayed at that distance. That number will have its own tee box at various spots on each hole to encourage a two-shot maximum approach to the green.

"It gives them a chance to score. A lot of kids and beginners, when they're starting, by the time you get to the important part of the game, they've given up," McGrew said. "They haven't learned how to chip or putt. Now, they'll be driving the ball down there a lot closer to the green. They'll get down around the green in two and have a chance to score."

The program is filling fast and only has room for 27 in each age group.

"When you keep on scoring, the game is fun. You lose interest when the scores start going up," McGrew said. "It's hard to see improvement unless you're seeing improvement around the green - you're chipping and putting and learning how to score."

The race for the Optimist Cup is for players 13-18 consisting of weekly play that earns points for various age groups. The players compete every Tuesday for nine holes starting next week for six Tuesdays. There are also three other dates as part of the city championship that are 18-hole events and earn the players double the points.

At the conclusion of the program, the top players in each age group win

a fitted Callaway Epic Driver. Other prizes include a fitted putter, fitted wedge, a dozen balls and a Callaway glove.

McGrew will be starting a beginners program later this summer and next summer hopes to have leagues for families and couples.

Those interested in the program can reach him by email at bmcgrew@pga.com or by phone at 402-564-1313.

"I want to make it comfortable for kids to come out, their parents to drop them off and come out and play golf," McGrew said. "What I miss seeing is, when I drive around town there aren't any kids out on their bikes riding around. Why aren't there any kids on the basketball court? Why isn't there anybody over there on the tennis court?"

Van Berg has been under threat of closure before. In 1991, Columbus residents voted on the Van Berg Preservation Measure and approved the maintenance of the course as is. Once Quail Run opened that same year, a consultant reported back to the city council that Columbus couldn't support 27 holes of public golf.

However, following a public petition and vote of 4,413 to 525 on the measure, Van Berg reopened shortly after. Since then, more than one City Administrator has floated the idea of closure. There is a clause in the contract for the land that was donated by the family of Marion Van Berg. But some city administrators have indicated they had found ways around that clause.

The Columbus Golf Association began its initial stages of creation following the damage at Quail Run in 2019. Initially, the purpose was to find ways to aid the cleanup and repair process along.

When more ideas were mentioned about eliminating Van Berg following the reopening of Quail Run at 18 holes, McGrew and the CGA stepped in.

Nate Tenopir is the sports editor of The Columbus Telegram. Reach him via email at sports@columbustelegram.com.

From: [Thomas Freimuth](#)
To: [Kline, Janelle](#)
Cc: [Jon Misfeldt](#); [Jon Misfeldt](#); [Dunbar, Douglas](#)
Subject: City Council Committee of the Whole Meeting 6/7/21: Submission of Head PGA Golf Pro Doug Dunbar's "2021 April Golf Activity Report"
Date: Monday, June 7, 2021 11:14:40 AM
Attachments: [Quail & VB - Dunbar 2021 April Golf Activity Report.xls](#)

Ms. Janelle Kline
Columbus City Clerk

Ms. Kline:

Attached for the record this evening is a copy of the one-page "2021 April Golf Activity Report" prepared by Head PGA Golf Pro Doug Dunbar.

If possible, please submit the attached Report to all City Council Members and the Mayor prior to the 5:30 City Council Committee of the Whole proceeding this evening.

Fyi, I am copying Columbus Golf Association President Jon Misfeldt and Mr. Dunbar hereon.

Thanks.

Tom Freimuth
402.212.6979

2021 MAY GOLF ACTIVITY REPORT

ROUNDS	2021 QR	QR (2020)	2021 VB	2020 VB	2021 VB pass	2020 VB pass		FootGolf 2017		FootGolf 2020	
Jan	0	0	35	21	61	33		Players 185	Rentals 57	Players 9 / 82	Rentals 7 / 75
Feb	0	210	4	48	7	47		\$1,829.20		103.75 / 976.70	
March	1204	693	183	45	277	71					
April	2661	1671	602	299	633	352					
May	2751	2313	1200	685	875	807					
June		2844		1095		963					
July		2891		1296		989					
Aug		2909		1544		1094					
Sept		2184		582		376					
Oct		1050		192		117					
Nov		748		83		71					
Dec		297		54		67					
	6616	17810	2024	5944	1853	4987					

By Comparison					* WEATHER DAYS	GOLF COURSE REVENUE					
	QR	VB	Total Rds		Total Rev	QR	VB	Passes/Punch			
2006	14,145	3,636	17,781	33	380,114.13	250,815.13	51,345.00	77,954.00	Jan-Dec 2006		
2007	13,856	3,921	17,777	37	374,656.70	247,502.95	52,484.75	74,669.00	Jan-Dec 2007		
2008	16,490	3,322	19,812	29	392,168.16	269,130.62	45,071.64	77,965.90	Jan - Dec 2008		
2009	24,044	5,805	29,849	30	440,517.65	296,032.27	54,070.01	90,415.37	Jan-Dec 2009		
2010	20,100	4,708	24,808	39	430,316.66	282,355.79	44,678.10	103,282.77	Jan-Dec-2010		
2011	17,231	4,255	21,486	51	403,737.50	256,447.20	44,311.40	102,978.90	Jan-Dec 2011		
2012	20,763	5,554	26,317	36	453,582.16	281,325.80	42,449.43	129,806.93	Jan-Dec 2012		
2013	17,780	6,833	24,613	32	435,869.17	242,846.89	58,229.51	134,792.77	Jan-Dec 2013		
2014	19,116	6,493	25,609	34	456,925.82	267,817.90	52,747.99	136,359.93	Jan-Dec 2014		
2015	21,206	7,014	28,220	47	466,655.67	267,674.40	58,490.34	140,490.93	Jan-Dec 2015		
2016	24,008	7,029	31,037	35 + 8	473,738.90	286,042.87	52,593.92	135,102.11	Jan-Dec 2016	2014-2018 Revenue 5 year ave \$470,041.56	
2017	21,905	6,230	28,135	43	478,110.61	275,744.95	54,269.26	148,096.40	Jan-DEC 2017		
2018	21,434	6,224	27,658	49	474,776.79	269,995.46	59,190.46	145,590.87	Jan-DEC 2018		
2019	10,083	8,001	18,084	x	278,628.11	113,332.47	84,097.59	81,198.05	Jan-DEC 2019	9 HOLES CLOSED AT QUAIL	
2020	17,810	10,898	28,708	x	347,698.60	147,879.17	117,728.87	82,090.56	Jan-DEC 2020		
Jan-May 2020	2020	4,887	2,408	7,295	161,024.01	65,617.01	19,837.89	75,569.11	Jan-May 2020		
Jan-May 2021	2021	6616	3877	10,493	229,631.52	86738.77	39,229.98	103,662.77	Jan-May 2021	9 HOLES CLOSED AT QUAIL	

* Weather affected days are recorded from April 1 thru September *

Outings	2006	2009	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
20-39	16	21	16	17	15	16	19	20	24	27	7	9
40-59	3	3	8	5	6	8	9	8	7	8	3	4
60-79	2	8	9	11	14	12	13	14	14	14	3	3
80-99	1	2	2	5	4	5	5	4	3	4	0	
100+	2	4	3	5	2	3	3	3	3	2	1	1
200+	0	1	1	1	1	1	2	1	1	2	0	
OUTINGS	24	39	39	44	42	45	51	50	52	57	14	17

From: [Thomas Freimuth](#)
To: [zzCity Clerks](#)
Cc: [Jon Misfeldt](#); [Jon Misfeldt](#); [Assistant Pro](#); [Dunbar, Douglas](#)
Subject: City Council Committee of the Whole Meeting 6/7/21: Submission of Head Teaching Pro Brent McGrew's Recognition as 2020 U.S. Kids Top 50 Teacher
Date: Monday, June 7, 2021 11:59:48 AM
Attachments: [McGrew, Brent - US Kids Golf Top 50 Teacher Press Release 12-2020.pdf](#)

Ms. Janelle Kline
Columbus City Clerk

Ms. Kline:

Attached for the record this evening is the press release issued to recognize Head PGA Teaching Pro Brent McGrew as a 2020 U.S. Kids Golf Top 50 Teacher.

If possible, please submit the attached press release to all City Council Members and the Mayor prior to the 5:30 City Council Committee of the Whole proceeding this evening.

Fyi, I am copying Columbus Golf Association President Jon Misfeldt and Mr. McGrew hereon. I am also copying Head PGA Pro Doug Dunbar.

Thanks.

Tom Freimuth
402.212.6979

For Immediate Release

coaches@uskidsgolf.com



BRENT MCGREW

Quail Run & VanBerg Golf Courses
Columbus, NE



McGrew named Top 50 Kids Coach by U.S. Kids Golf

Peachtree Corners, Ga. – Brent McGrew, from Quail Run & VanBerg G.C'S, located in Columbus, NE, has been honored as a Top 50 Kids Coach by U.S. Kids Golf, the world's leading organization in developing young golfers. The Award recognizes coaches who have excelled in developing players, fostering a positive environment, and using the best available resources to help advance their students.

The Top 50 Kids Coaches of 2020 includes golf professionals from 24 states, and three international countries. Each year, award recipients include coaches who work at public, private, resort and municipal courses.

"A good coach teaches golf. A great coach instills a love of golf. These are great coaches, the best," explains Dan Van Horn, the President and Founder of U.S. Kids Golf. "To make learning exciting and fun is a gift, and we're excited to honor these coaches as the best of the best in bringing young players into the game."

Presented since 2004, the U.S. Kids Golf Top 50 Coach award, is widely recognized as the pinnacle achievement for junior golf coaches worldwide. Candidates are evaluated by a selection committee from among the Certified Coach candidates based on a variety of factors. These include innovation, creativity, retention, communications, parental engagement, organization, and the ability to instill a passion for the game in young golfers. Award recipients will be recognized in a variety of ways including being featured in various media platforms sharing their expertise.

Top 50 Kids Coaches - Class of 2020

Bridget Ackley... Osprey Point G.C.... Boca Raton, Fla.

Jeff Allen... Lake Merced G.C.... Daly City, Calif.

O.J. Amaya... Chula Vista G.C.... Bonita, Calif.

Christopher Armanini... Ka'anapali G.C.... Lahaina, Hawaii

Cole Baker... Golf Etc. Bismarck... Bismarck, N.D.

Jennifer Bermingham... Coto de Caza Golf & Racquet Club... Coto de Caza, Calif.

Thomas Bishop... Lakewood Ranch Golf & C.C.... Lakewood Ranch, Fla.

Alice Brown... Ace Golf Learning Center... Riverview, Fla.

Jonathan Bullas... Laurel Oak C.C.... Sarasota, Fla.

Barry Churchill... Stonebridge G.C. ... Monroe, N.C.

Matt Clinger... Harpeth Valley Golf Center... Nashville, Tenn.

Rachel Clopton... Bobby Jones G.C.... Atlanta, Ga.

Alfredo Da Corte... Campodoglio G.C.... Paderno Franciacorta, Italy

Richard Degree... Sugar Creek Golf & Tennis Center... Atlanta, Ga.

John Dipollina... Lyman Orchards Golf Center... Middlefield, Conn.

Nix Duncan... Cherokee Town & C.C.... Atlanta, Ga.

Jamie Engelkemier... Strawberry Farms G.C.... Irvine, Calif.

David Esch... Pecan Grove C.C.... Richmond, Texas

Matt Eschenburg... Gleannloch Pines G.C.... Spring, Texas
Adam Fangman... Lassing Pointe G.C.... Union, Ky.
Brittany Ferrante... The Village Club of Sands Point... Sands Point, N.Y.
John Galyean... Hasentree C.C.... Wake Forest, N.C.
Glenn Garnett... Man O War Golf... Lexington, Ky.
Neil Gowan... Legend Oaks G.C. ... Summerville, S.C.
Bill Hall... The Legends at Parris Island... Beaufort, S.C.
Noah Horstman... Southern Oregon Golf Academy... Medford, Ore.
Blake Isakson... Moon Valley C.C.... Phoenix, Ariz.
Preston Johnson... Charleston Municipal G.C.... Charleston, S.C.
Denise Kafferly... Eglin G.C.... Niceville, Fla.
Dorothy Kasper... The Golf Dome... Chagrin Falls, Ohio
Janis Kleiman... Ironwood G.C.... Fishers, Ind.
Don Kueper... Carlyle Lake G.C.... Carlyle, Ill.
Ryan Macey... Bradenton C.C.... Bradenton, Fla.
Rafael Machado... Golfers Inc.... Panama City, Panama
Dave Malone... Pine Lake Junior Golf Academy... Lincoln, N.E.
Brent McGrew... Quail Run & VanBerg G.C.... Columbus, N.E.
Jimmy McMullen... The Golf Academy at Salem Glen... Clemmons, N.C.
Tara Morris... The C.C. at Castle Pines... Castle Rock, Colo.
Carly Peister... Merry-Hill G.C.... Breslau, Ontario
Miriam Piland-Rice... Mike Bender Golf Academy... Lake Mary, Fla.
John Rudolph... Fieldstone G.C.... Greenville, Del.
Pamela Saladino... The Beloit Club... Beloit, Wis.
Daniel Shelden... Ruth Lake C.C.... Hinsdale, Ill.
Trent Siever... The Foothills G.C.... Phoenix, Ariz.
Hoppy Smith... Diamondhead C.C.... Diamondhead, Miss.
Laura Tyler... Frosty Valley Resort... Danville, Pa.
Stephen Ventre... Paradise Family Golf Driving Range... Middleton, Mass.
John Wainwright... Longleaf Golf & Family Club... Southern Pines, N.C.
Thomas Watkins... Whisper Lake C.C.... Madison, Miss.
Nick Wiseman... Jane Frost Golf Performance Center... East Sandwich, Mass.

Master Kids Coaches – Class of 2020

Kerry Bower-Herr... Victoria Hills G.C.... DeLand, Fla.
Emily Burns... Cantigny Golf Links... Wheaton, Ill.
Linda Campbell... The Peninsula Club... Cornelius, N.C.
Frankie Chan... Tai Po Nine Eagle Golf Park... Hong Kong,
Leon Faulkner... Bayview G.C.... Sydney, Australia
Lauren Gates... Augusta Pines G.C.... Spring, Texas
Andy Little... Little Golfers... Surbiton, United Kingdom
Travis Lynch... The Trails of Frisco... Frisco, Texas
Brian Moose... RiverCrest G.C. and Preserve... Phoenixville, Pa.
Oliver Oliquiano... Island Pacific Golf Academy... Kapolei, Hawaii
Michael Phillips... Los Alamos G.C.... Los Alamos, N.M.
Jane Rosenberg... Black Gold G.C.... Yorba Linda, Calif.
Evan Sales... Angel Fire Resort... Angel Fire, N.M.
Daniel Shea... Michelle Holmes School of Golf... Norfolk, Va.
Brody Whetham... Sawmill G.C.... Fenwick, Ontario

About U.S. Kids Golf

U.S. Kids Golf is the world's leading organization for growing, promoting and enhancing golf among youth and families. Founded in 1997, U.S. Kids Golf offers three distinct lines of clubs in up to nine sizes, hosts more than 1500 tournaments – including the U.S. Kids Golf World Championship held annually in Pinehurst, NC, and has over 1600 members as part of its Coaches Institute. Additionally, the organization is active in several projects and campaigns designed to grow the sport among important demographics. In 2018, U.S. Kids Golf was recognized by the National Golf Foundation as one of the “Top 100 Businesses in Golf” based on influence, innovation, and social good among other criteria.

Connect with U.S. Kids Golf

Website: www.uskidsgolf.com

Coach Website: <https://www.uskgcoach.com/>

Facebook: www.facebook.com/USKidsGolf

Twitter: www.twitter.com/USKidsGolfFDN

Instagram: <http://www.instagram.com/USKidsGolfFDN>

###

3. Remodel of and addition to Charlie Louis Fire Station.

**Columbus Fire Department
Memorandum
For Record**

DATE: June 2nd, 2021

TO: Tara Vasicek, City Administrator

FROM: Dan Miller, Fire Chief

RE: Recommendation to Proceed with Remodel of Station 2 (Charlie Louis Fire Station)

RECOMMENDATION:

Recommend proceeding with planned remodel of and addition to Station-2 (Charlie Louis Fire Station).

DISCUSSION:

Consider remodel of Station-2 (Charlie Louis Fire Station) to include additional parking, additional functional space for storage and servicing equipment, safety and health improvements, exhaust filtration, HVAC, fitness, and dormitories. Includes site work to improve storm water runoff, and to repair broken concrete apron.

FISCAL IMPACT:

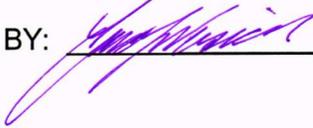
\$1,500,000 is estimated cost per contracted architect, WSKF Architects. Most of cost would be included in FY2022, with a small portion in FY2021 if needed. Remodel will be substantial to last several decades.

ALTERNATIVES:

Do not approve.

SIGNATURE:

BY:  _____

APPROVED BY:  _____



Charlie Louis Fire Station Renovation City of Columbus

June 7, 2021



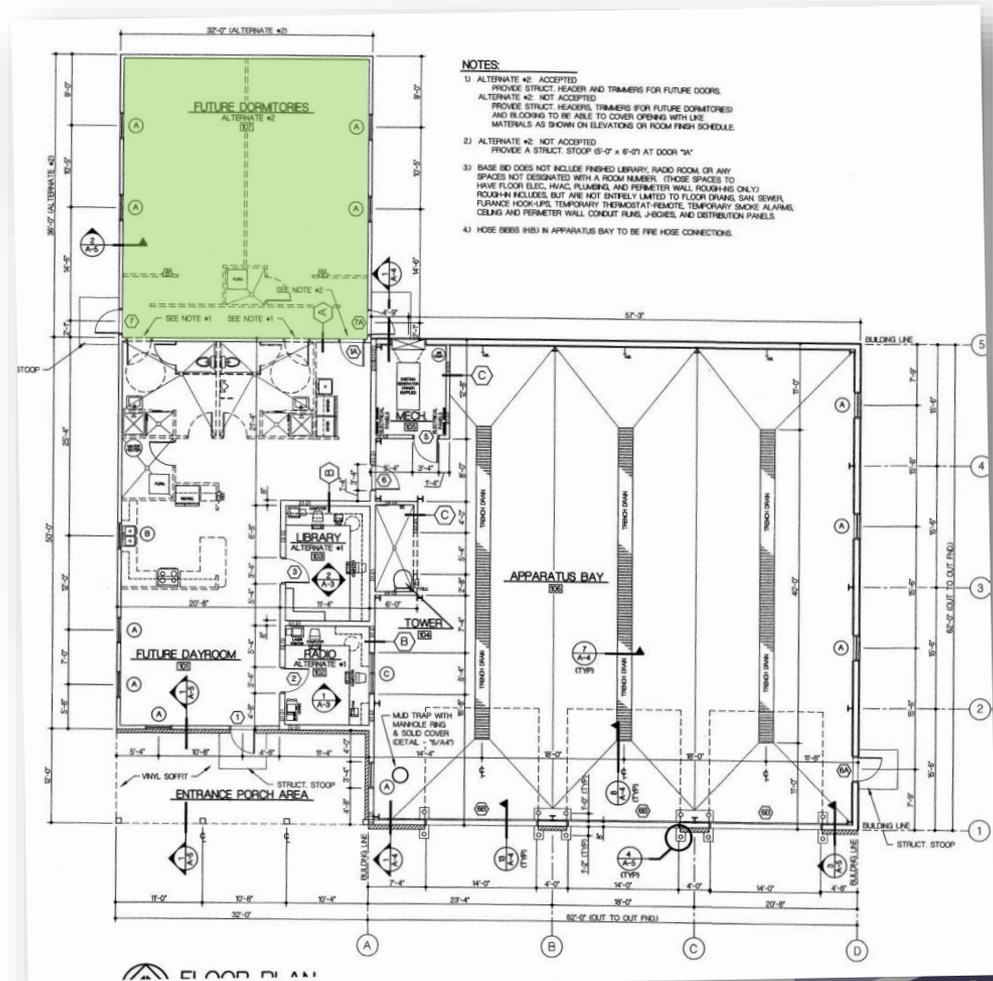
PRESENTATION AGENDA

- ❖ Project Background
- ❖ Conditions Assessment
- ❖ Project Scope of Work
- ❖ Cost Estimate
- ❖ Council Comments

PROJECT BACKGROUND

November 1998

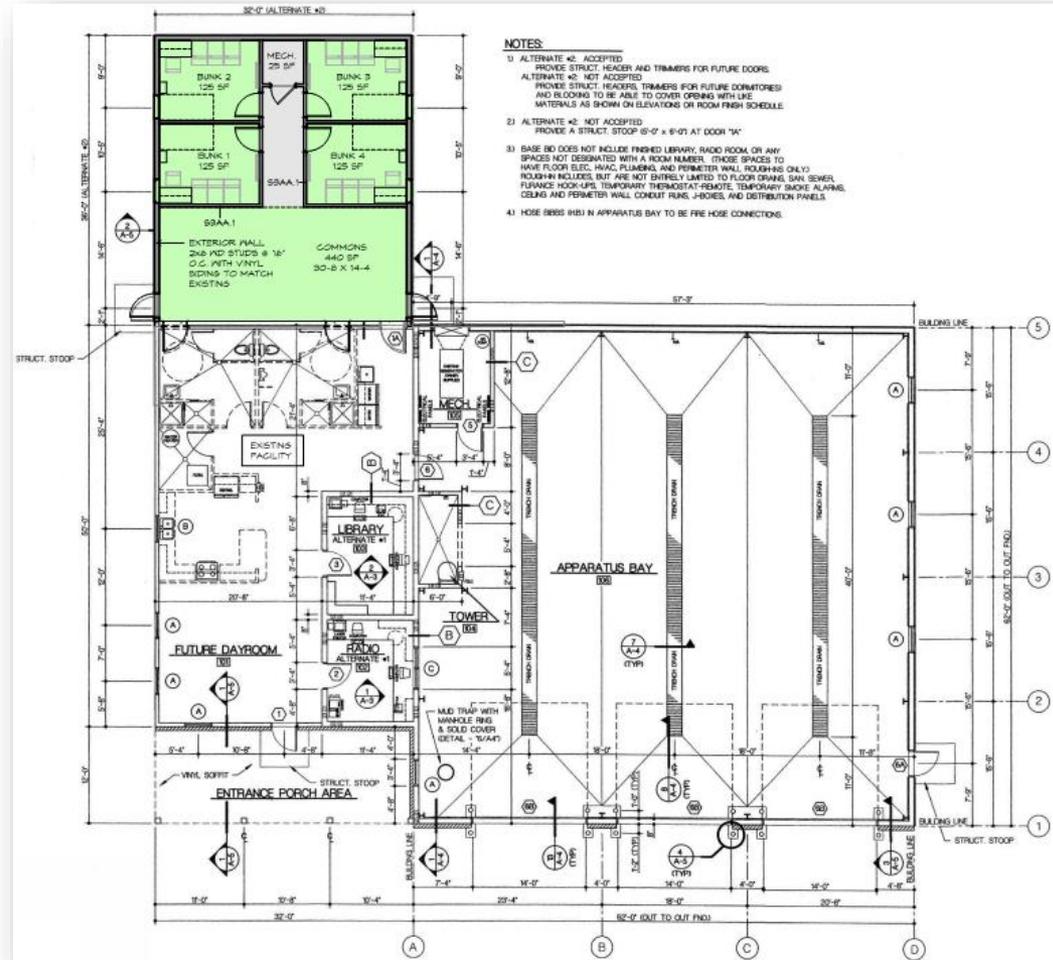
❖ Future Dormitories



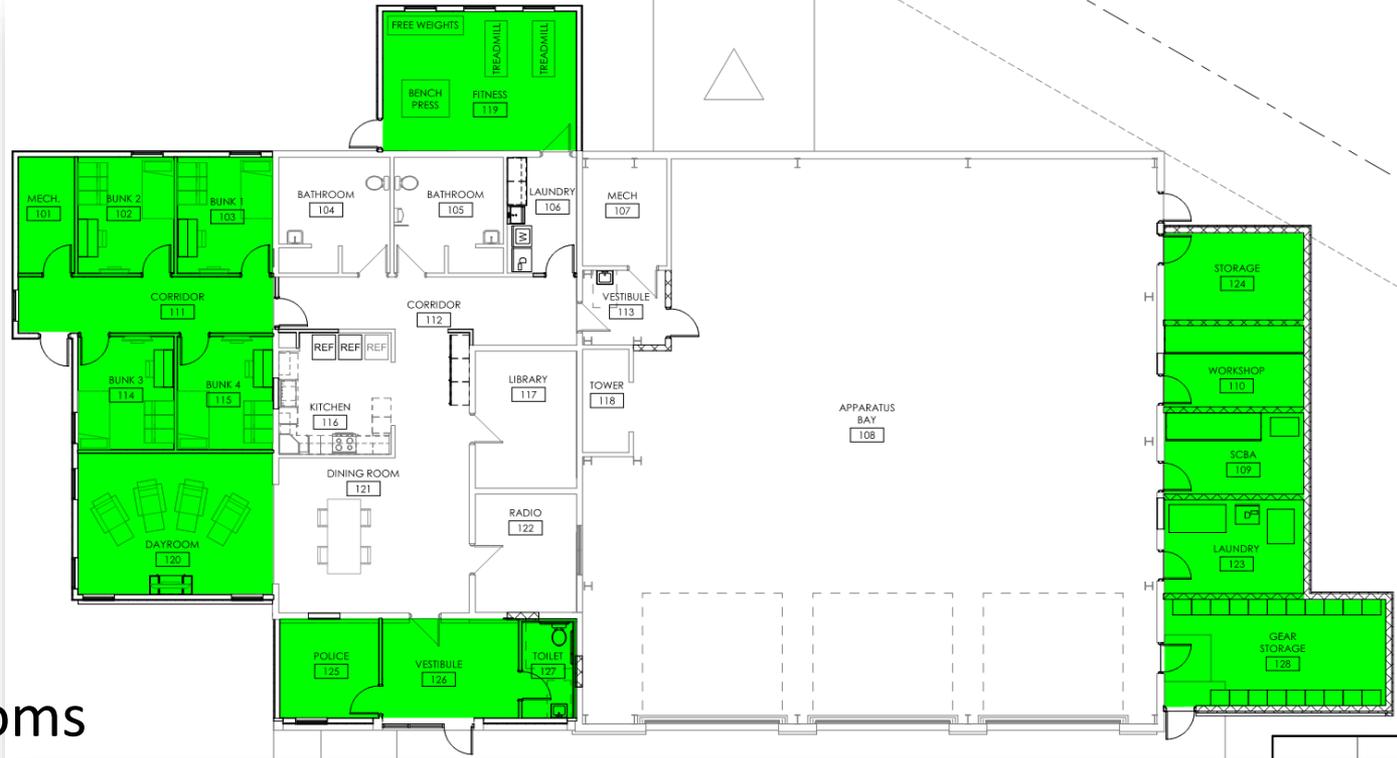
PROJECT BACKGROUND

December 2018

- ❖ 4 Bunkrooms
- ❖ Dayroom



PROJECT BACKGROUND



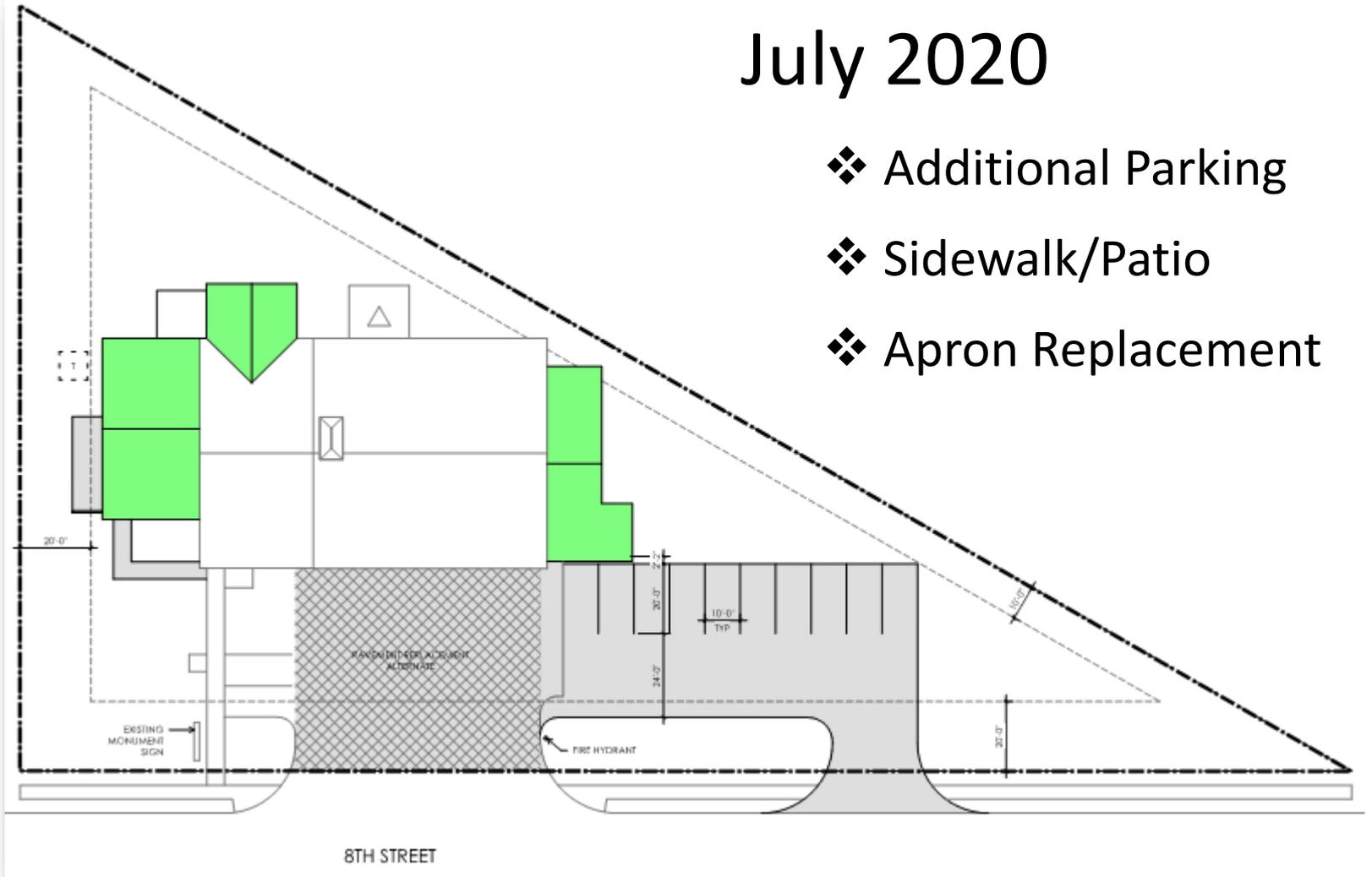
July 2020

- ❖ 4 Bunkrooms
- ❖ Dayroom
- ❖ Apparatus Support
- ❖ Police Office/Secure Vestibule
- ❖ Fitness

PROJECT BACKGROUND

July 2020

- ❖ Additional Parking
- ❖ Sidewalk/Patio
- ❖ Apron Replacement



CONDITIONS ASSESSMENT



CONDITIONS ASSESSMENT



CONDITIONS ASSESSMENT



CONDITIONS ASSESSMENT



CONDITIONS ASSESSMENT



PROJECT BACKGROUND



Charlie Louis Station Renovation

CONDITIONS ASSESSMENT



CONDITIONS ASSESSMENT



CONDITIONS ASSESSMENT



Charlie Louis Station Renovation

SCOPE OF WORK



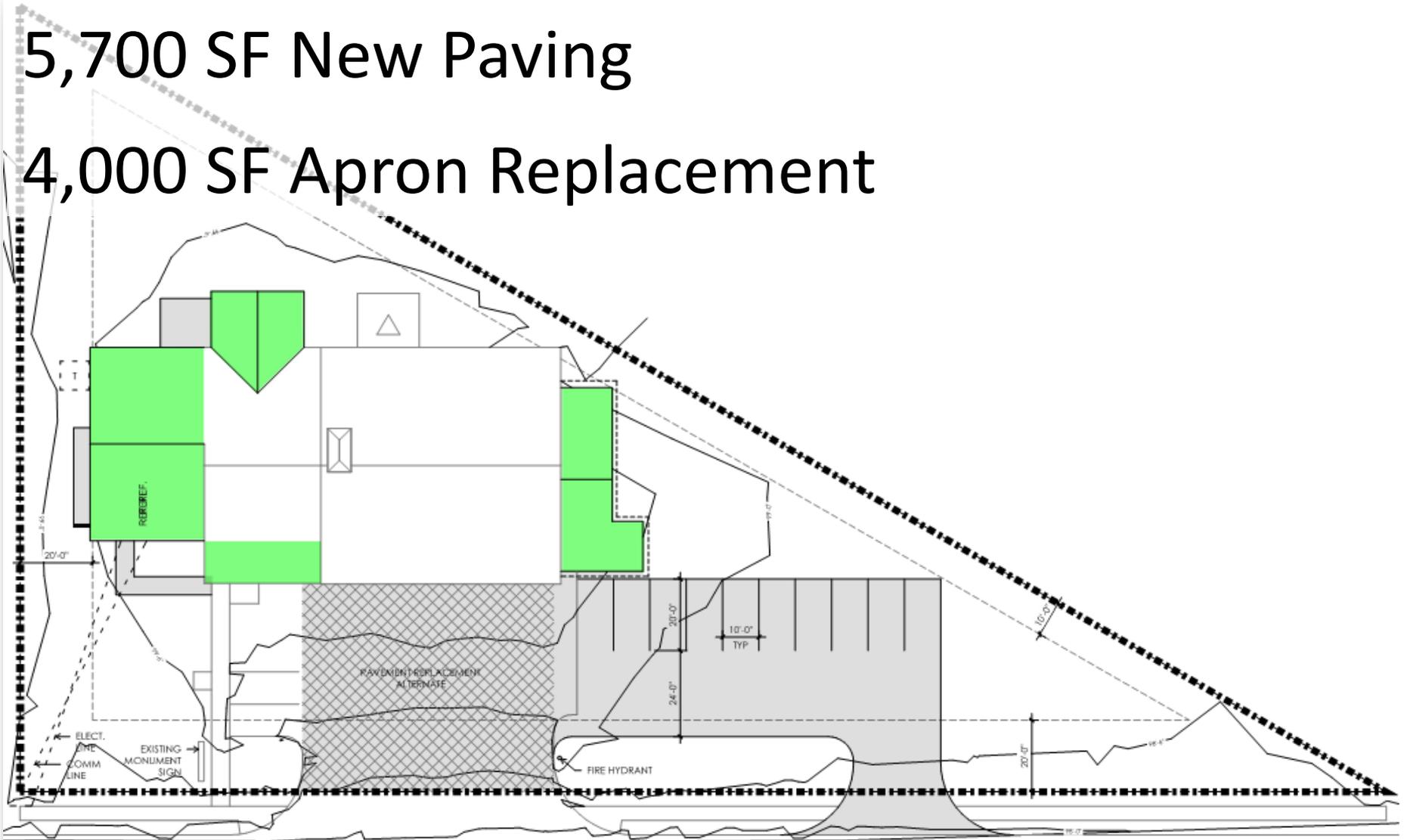
3,500 SF New Addition

5,000 SF Renovation

SCOPE OF WORK

5,700 SF New Paving

4,000 SF Apron Replacement



8TH STREET

SCOPE OF WORK

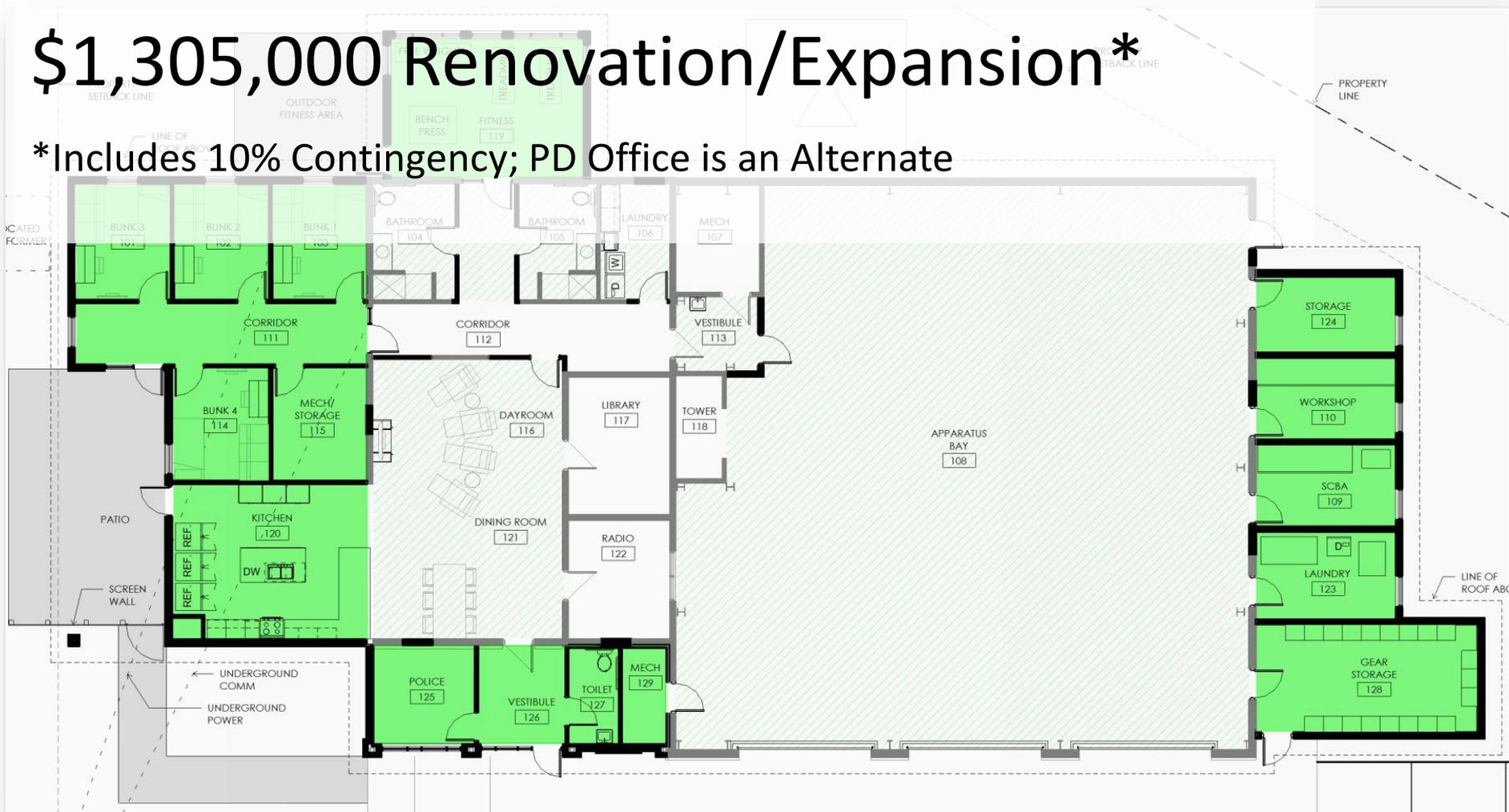
Proposed Design



COST ESTIMATE

\$1,305,000 Renovation/Expansion*

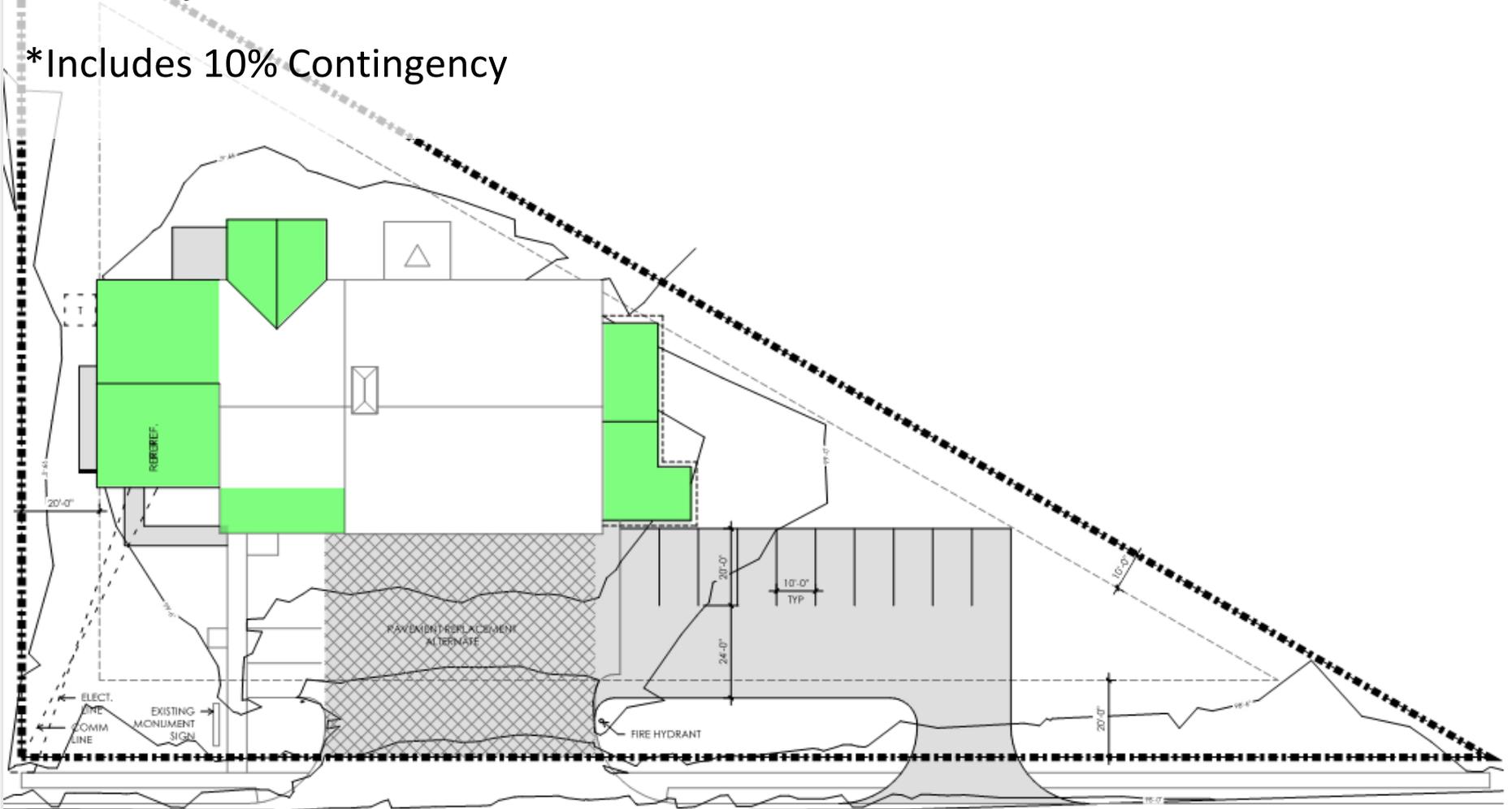
*Includes 10% Contingency; PD Office is an Alternate



COST ESTIMATE

\$192,000 Site Work*

*Includes 10% Contingency



8TH STREET

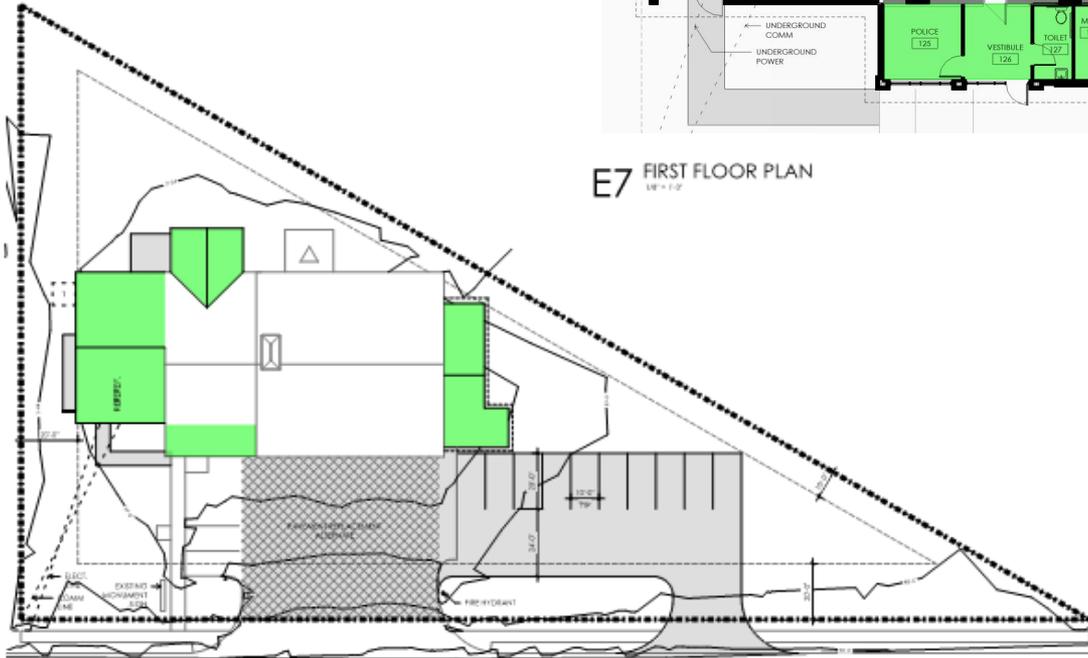
COST ESTIMATE

\$1,497,000 Project*

*Includes 10% Contingency



E7 FIRST FLOOR PLAN
1/4" = 1'-0"



8TH STREET

WSKF TEAM



COUNCIL COMMENTS



Charlie Louis Station Renovation

COST ESTIMATE OVERVIEW

November 16, 2020

City of Columbus - Charlie Louis Fire Station Statement of Probable Cost

WSKF Architects, Inc.
110 Armour Road
N. Kansas City, MO 64116

Building	Building	Overhead	Fee	P&P Bond	Contingency	Subtotal	\$/SF	% of Total
	\$ 1,051,881	\$ 54,337	\$ 66,373	\$ 14,071	\$ 118,666	\$ 1,305,328	\$ 153.57	91%
Site	Site	Overhead	Fee		Contingency	Subtotal	\$/SF	
	\$ 109,625	\$ 5,663	\$ 6,917	\$ 1,466	\$ 12,367	\$ 136,039	\$ 16.00	9%
Total	\$ 1,161,506	\$ 60,000	\$ 73,290	\$ 15,538	\$ 131,033	\$ 1,441,367	\$ 169.57	100%

ALTERNATE #1 - Replace All Metal Wall Panels	\$ 41,571
ALTERNATE #2 - Upgrade Sectional Doors (match new HQ)	\$ 12,390
ALTERNATE #3 - Replace 8" Concrete Pavement Apron	\$ 55,755
ALTERNATE #4 - Substitute Porcelain Tile in lieu of LVT (kitchen/dining)	\$ 5,664
ALTERNATE #5 - Add Police Office	\$ 2,814
ALTERNATE #6 - Replace Standby Generator	\$ 70,800

COST ESTIMATE SUMMARY

November 16, 2020

City of Columbus - Charlie Louis Fire Station Statement of Probable Cost

WSKF Architects, Inc.
110 Armour Road
N. Kansas City, MO 64116

Building/Site Estimate

LINE	DIV	TRADE ITEM	BUDGET	TRADE DESCRIPTION	% OF TOTAL
1	2	Demolition	\$ 24,200	Demolition of existing structure/finishes	1.7%
2	3	Concrete	\$ 68,165	Foundations, Floor Slabs, Etc.	4.7%
3	4	Masonry	\$ 8,730	CMU Walls, Brick	0.6%
4	5	Metals	\$ 3,000	Steel Structure	0.2%
5	6	Wood, Plastic & Composites	\$ 80,325	Framing, Roof Structure, Etc.	5.6%
6	7	Thermal & Moisture Protection	\$ 140,052	Roofing, Waterproofing, Insulation, Etc.	9.7%
7	8	Openings	\$ 98,800	Windows, Doors, Etc.	6.9%
8	9	Finishes	\$ 81,164	Paint, Ceilings, Epoxy, Etc.	5.6%
9	10	Specialties	\$ 36,385	Lockers, Signage, Bath Accessories, Etc.	2.5%
10	11	Equipment	\$ 5,050	Marker Boards	0.4%
11	12	Furnishings	\$ 37,510	Casework, Window Coverings, Etc.	2.6%
12	21	Fire Suppression	\$ -	Fire Sprinkler System	0.0%
13	22	Plumbing	\$ 48,000	Lavatories, Shower, Water Closet, Etc.	3.3%
14	23	HVAC	\$ 107,000	Heating & Cooling Equipment	7.4%
15	26	Electrical	\$ 237,000	Lights, Power, Data, Etc.	16.4%
16	28	Electronic Safety/Security	\$ 76,500	Access Control, Video Security	5.3%
17		SUBTOTAL (Structures)	\$ 1,051,881	Floor Slab thru Finish	
18					
19		Earth Work	\$ 24,000	Site Grading	1.7%
20		Exterior Improvements	\$ 85,625	Water, Sewer, Electrical	5.9%
21		Utilities	\$ -	*Site Utilities; water, sewer, gas, etc.	0.0%
22		LAND IMPROVEMENTS	\$ 109,625	Site Costs; Grading, Utilities, Lighting, & Landscaping	
23		BUILDING+SITE	\$ 1,161,506	Floor Slab thru Finish + Site Improvements	
24		General Requirements	\$ 60,000	Supervision, Insurance, Construction Utilities, Etc.	4.2%
25		SUBTOTAL (Lines 23 & 24)	\$ 1,221,506		
26		BUILDER FEE	\$ 73,290	6%	5.1%
27		SUBTOTAL (Lines 25 & 26)	\$ 1,294,796		
28		P & P Bond Premium	\$ 15,538	1.2%	1.1%
29		Contingency	\$ 131,033	5%	9.1%
30		TOTAL ALL IMPROVEMENTS	\$ 1,441,367	Preliminary Budget Estimate	100.0%

*Refer to "Exterior Improvements"

4. **Adjournment.**