



TUCSON GREENS COMMITTEE

Thursday, May 16, 2024, at 3:00 p.m.

Tucson Parks and Recreation Administration, Mesquite Room

900 S. Randolph Way

Tucson, Arizona

Minutes

1. Call to Order/Roll Call

A quorum was established at 3:00 p.m. (start recording)

Committee members present: Anthony Peralta (Ward 1), Gabriel Nunez (Ward 2), Ken Wiley (Ward 3), Danny Medina (Ward 4), Larry Pagel (Ward 5), and Judy McDermott (Ward 6).

Committee members absent:

City staff in attendance: Greg Jackson (P&R)

OB Sports staff in attendance: Robb Palmgren (General Manager/Randolph Golf Complex), Joe Madsen (General Manager/Silverbell), Matt Pfeifle (General Manager/Fred Enke), Robert Spikes (General Manager/El Rio), Matt Malloy (Senior Vice President of Operations) and Chris Soto (Director of Agronomy).

Public in attendance: There was no one in attendance.

2. Introduction of new committee member- Danny Medina

The new committee member, Danny Medina, was introduced. Mr. Medina is a golf professional and has been in the golf industry for 25 years.

3. PFAS Pump and Treat Plant- Scott Schladweiler, Tucson Water

Mr. Schladweiler, Deputy Director for the Tucson Water Department provided a high-level overview and a PowerPoint presentation on the "Randolph Park Groundwater Treatment Facility". Mr. Schladweiler oversees the Planning and Engineering, Water Quality division.

Questions and answers took place during the presentation.

4. Approval of Minutes- March 21, 2024

Mr. Ken Wiley made a motion to approve the March 21, 2024, meeting minutes, seconded by Mr. Gabriel Nunez. All committee members were in favor of the motion. The motion passed 6-0.

5. Call to the Audience

There was no audience.

6. Golf Course Operations Reports- OB Sports:

Reports were provided previously with meeting materials.

A. Randolph/Dell Urich Detailed Report:

Mr. Robb Palmgren reported that April was a solid month for Randolph and all of Tucson City golf, but specifically, Randolph. There were 3,800 rounds, and several events took place on the golf course and in the Copper Room. Randolph Golf Course hosted the city Women's Golf Association Golf Tournament with approximately 80 players. In addition, the PGA Junior League did a kick-off for the Tucson Golf Program. There were different group diners and luncheons during the month as well. It was also reported that there was work done on the range. The doors and trim were painted, and boards were replaced. Four exterior doors were painted as well. The restaurant has electrical issues, and staff received bids from various companies. Staff are waiting for one more bid. The estimation for the repair is approximately \$50,000. The cost will cover all repairs. The cost to repair one line is \$13,000. There were three lines that were compromised. In addition, there was a leak in the men's restroom which caused the ceiling panels to start falling from the ceiling. The bid for repair is approximately \$15,000. In the meantime, the roof drains will need to be unclogged. It is believed that the cause is from the debris from trees.

Mr. Palmgren mentioned that staff are pushing the 2024 Tatum Best Ball and the annual and monthly Megapass. The Tucson Golf program was also pushed out. The other marketing efforts include the KOLD television commercials and digital marketing.

Mr. Chris Soto said that staff are transitioning and applying fertilizer weekly to begin pushing Bermuda grass. At the last meeting, Mr. Soto mentioned that staff used a transition chemical which slows down and kills ryegrass. The process also helps the ryegrass to disappear and allow Bermuda grass to come through. Treatment was done to Dell Urich and Randolph and the other facilities as well. Staff continue to cut and top dress the greens on a regular basis as well as lower the cut. Staff addressed the cart path problems at Dell Urich, and a few of the areas were jackhammered and filled with gravel. It was mentioned that the bunkers continue to be groomed.

The staff are fine tuning the irrigation and staff are doing a good job of figuring out the dry areas.

B. Randolph/Dell Urich Player's First Report:

Information was provided in combination with the summary above.

C. El Rio, Silverbell and Fred Enke- General Report:

There was a brief discussion regarding treatment of gophers. Staff will continue efforts to resolve the issue. Staff will set out traps then go another route if the traps do not work.

7. Operating Revenues, Expenses, and Rounds Report- OB Sports

The revenues for the month were \$1.276 million, which is \$139,000 ahead of budget, and \$128,000 ahead of the prior year. Revenues for the year to date are \$9.427 million, that is \$212,000 ahead of budget and \$966,000 ahead of the prior year. Mr. Palmgren reminded the committee of the new rate ordinance that started on January 12, and the average green fee is up \$2.29 per round for month to date, and \$1.30 per round for the year to date. The range revenue for the month is \$34,000 over budget and \$20,000 over the prior year. The range revenue for the year to date is \$70,000 ahead of budget and \$62,000 over the prior year.

The expenses for the month are \$797,700 which is over budget by \$20,000, and \$64,000 over the prior year. Year to date is \$8.621 million which is \$546,000 over budget, and \$884,000 over for the prior year. Payroll is \$647,000 over the prior year.

Golf course maintenance is \$285,000 over the prior year in expenses which are mostly due to water and contract services. Randolph is over \$80,000 in electricity which is due to the solar panels. Randolph received its quarter water credit which is \$34,000.

Tucson City Golf monthly NOI was \$383,000 with \$270,000 budgeted which is a positive variance of \$113,000 to the budget and \$59,000 to the prior year. The year to date for NOI's is negative \$2,000 with \$419,000 budgeted and behind budget by \$421,000 and 7,000 behind prior year.

The rounds for the month were 27,581, which is ahead 3,995 and ahead of budget and 476 above the prior year. The rounds for the year to date are 221,582 which is 1,500 ahead of budget and almost 12,000 ahead of the prior year.

8. Randolph Reimagined- Greg Jackson

Deputy Director, Greg Jackson provided a brief update, and reported that the second round of interviews for the three consultants that bid on the project were completed. Staff are currently in negotiations with the top-ranked firm. Mr. Jackson is expecting the firm's first proposal next week. It is hoped to get a firm in place by mid-June.

9. John Anttonen Memorial Bench

Mr. Jackson mentioned that the bench for Mr. John Anttonen was installed outside of Fred Enke Golf Course.

10. Meeting Schedule and Time-

The next meeting is scheduled on July 18, 2024, at 3:00 p.m.

11. Future Agenda Item

Randolph Reimagined as a standing item.

12. Adjournment – 4:03 p.m.

Mr. Danny Medina made a motion to adjourn the meeting, seconded by Mr. Ken Wiley. All committee members were in favor of the motion. The motion passed 6-0.