



TUCSON GREENS COMMITTEE

Thursday, January 18, 2024, at 3:00 p.m.

Randolph Golf Complex, Copper Room

600 S. Alvernon 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), Larry Pagel (Ward 5), and Judy McDermott (Ward 6).

Ms. Judy McDermott attended the meeting at 3:07 pm.

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 Agonomy).

Public attendance: There was no one in attendance.

2. Approval of Minutes- December 7, 2023

Mr. Ken Wiley made a motion to approve the December 7, 2023, minutes, seconded by Mr. Gabriel Nunez. The motion passed 4-0.

3. Call to the Audience

There was no audience.

4. Golf Course Operations Reports- OB Sports

Reports were provided previously with meeting materials.

A. Silverbell Detailed Report:

Mr. Joe Madsen and Chris Soto spoke on the agenda item.

It was reported that staff alleviated a couple of on-going issues at Silverbell. There was a plumbing issue involving a collapsed outflow line at the clubhouse restrooms. It was mentioned that Randolph assisted with tables and chairs, and the cantina now has seating.

Mr. Larry Pagel shared a concern with new flooring in the restroom. Mr. Madsen explained that there is a crack in the floor and he is trying to get a contractor to look at the floor. There is the same issue in the Cantina. It is uncertain whether there's an issue underneath the actual flooring itself that is causing the cracks.

Mr. Soto reported that the crew looked at drainage areas and began raising those around the course. Staff began to fill in potholes around the car pass and to reduce any damage to golf carts. Mr. Madsen added that with the better weather, staff did not have to irrigate much. It allowed for staff to fine tune the irrigation system and dial it in a little bit more. It was mentioned that during frost times, staff tried to enhance some areas around the clubhouse and taking care of Olive trees that have undergrowth. As the weather gets better, staff will start to lower mowing heights and get a little bit tighter. The greens are doing well and the presentation is getting better every day.

Committee members mentioned that they are impressed and thanked the staff for their efforts. Ms. McDermott said the Memorial Golf Tournament in memory of John Antonen was held on Sunday, January 14 at Fred Enke. There were approximately four Conquistador groups who participated, and they were very impressed with the facility.

B. Silverbell Player's First Report:

There was no discussion.

C. Fred Enke, Randolph/Dell Urich Players and El Rio- General Report:

Mr. Larry Pagel inquired about new flooring at Randolph Center. Mr. Palmgren explained that staff wanted to get through the restroom project first which is finishing up today. The restroom will open tomorrow. Mr. Palmgren added that he is going to call the flooring company to get it scheduled. It was requested that doors get sanded and painted including, window sidings of the building near the driving range and the doors to the exterior of the restaurant. Mr. Palmgren said that staff can address those items and include it with the flooring job and when the bar is painted as well.

D. Tucson Golf Program

There were no updates.

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

Mr. Palmgren reported that the rate ordinance was approved by Mayor and Council. It went into effect on January 12. Mr. Palmgren added that Randolph is collecting an average of \$4.93 more per green fee within just a few days. The range numbers are an average of \$2.00 more per basket which will help pay for projects such as painting and TV's. It was also reported that the livable minimum wage was increased on January 1. The minimum wage in 2023 went up by 3.3%. The minimum wage is now \$18.45. It is going to have an

impact on the overall operation year after year on January 1. Revenues for the month to date are below budget by \$80,000 and \$121,000 ahead of the prior year. The year to date is below budget by \$152,000 and \$206,000 ahead of the prior year. Mr. Palmgren said to keep in mind that the city card revenue was down in November by \$63,000 because of the new pricing structure. Financials were also \$63,000 ahead of budget in October. The cart fee revenue was down approximately \$23,000 and most of that is due to cart path only.

Expenses for the month to date were \$170,000 over budget and \$228,000 over the prior year. Year to date, the budget is over \$128,000, and \$486,000 over the prior year. The water was over budgeted by \$165,000 for the month. It is believed that there are billing issues with Tucson Water. Mr. Palmgren and Deputy Director, Greg Jackson are trying to set up a meeting with Tucson Water to discuss this. The NOI for the month to date was \$259,000 below budget and \$121,000 down for the prior year. The year to date is \$332,000 below budget and \$335,000 down to the prior year. Mr. Palmgren believes that there is a billing issue with water and with about \$100,000. It was also reported that the rounds are down 316 in budget. There were 3,900 rounds under budget and 2,700 over the prior year. There was a brief discussion regarding the water billing.

6. Capital Improvement Program

Deputy Director, Greg Jackson shared a copy of a spreadsheet with the Tucson City Golf Capital Improvement Program information. Mr. Jackson explained the information in detail. The document contains items that are critical elements of the golf courses to replace in the future as well as financial information.

7. Redoing Parking Lots

Mr. Palmgren provided estimated costs to redo the parking lots. The cost to redo the parking lots at El Rio is \$322,000; Fred Enke is \$419,000; Randolph is \$776,000 and for Silverbell is \$507,000. The total estimated cost for the locations is \$2,000,000. B&R Paving is the company providing services. Mr. Jackson mentioned that he will add the information to the Capital Improvement spreadsheet. There was a brief discussion.

Mr. Anthony Peralta inquired about a housing development and its drainage which runs into the Silverbell parking lot. Mr. Peralta said that it looks like eventually the parking lot will get corroded and be in the same situation as El Rio's facility. Mr. Jackson said that he will look at it. Mr. Peralta explained further that one drainage is outside of the housing and there is another one that may be from inside the housing with a pipe that comes out and runs into the parking lot towards the driving range area.

8. Randolph Reimagined- Greg Jackson

Mr. Jackson provided updates and reported that the item was brought to the Mayor and Council on December 12. The Mayor and Council approved to move forward with phase 1 recommendations and come back to Mayor and Council with more details about the concept, including continued engagement of the community and a timeline and schedule that includes options for potential financing.

Mr. Jackson invited the board to participate in a Request for Qualifications (RFQ) process for a firm to provide cost analysis and direction for types of changes that can be made.

Mr. Jackson added that Phase II will include the cost analysis and community engagement then to present to Mayor and Council for direction.

There was extended conversation.

9. Meeting Schedule and Time - March 21, 2024

Information was provided.

10. Future Agenda Items

Randolph Reimagined as standing item.

11. Adjournment – 3:59 p.m.

Ms. Judy McDermott made a motion to adjourn the meeting, seconded by Mr. Ken Wiley. All committee members were in favor of the motion. The motion passed 4-0.