



City of Longview

Recreation Office,
2920 Douglas
Longview, WA 98632

Minutes - Final

Mint Valley Golf Advisory Board

Wednesday, January 17, 2018

4:00 PM

Mint Valley Golf Course

1. Roll Call

Board Members Present: Chuck Berquist, David Sathe, Rick Parrish, Ken Pence

Staff Members Present: Jennifer Wills, Melissa Harbour

Board Members Absent: Arne Lund

Community Members: Jen Enyeart, Scott Vydra, Bill Lavigne, Steve Morrill, Tom Gilles, Arne Lund, Gary Reid, Henry Brusco, Jeff Sowders

City Council Members: Ken Botero, Don Jensen

2. Approval of Minutes

Chuck Berquist made a motion to approve the minutes, Rick Parrish seconded the motion, all members were in favor.

[MN 18-0388](#)

MVGAB Minutes 10.24.17

Attachments: [MVGAC Minutes 10.24.17 Draft.pdf](#)

3. Constituent Comments

Several constituents spoke of concerns regarding the pricing of the recently offered Corporate Pass. They felt concerned with the abuse that would take place, for example, golfers purchasing a business license solely to receive the less expensive pass option. The board discussed the pass as something that was meant to be an incentive for ongoing business, for example to be offered to employees. Additionally, the same constituents feel the under 40 cost bracket is too inexpensive, lasts too long, and is unfair to over 40 golfers.

4. Board Member Comments

Changes to the Agenda:

New business 8A moved to top of the agenda.

5. Reports

5A Superintendent Report

Scott Knapp reported on the course progress taking place as weather permits, as well as indoor maintenance projects. The fairway on hole 16 is currently in the best condition of all holes on the course as a result of the usage of sand. Scott also provided a list of 2018 Maintenance Goals.

5B Pro-Shop Manager Report

Nick Van discussed the recent changes in staff at Golf Now as well as the research conducted on the 240 on-line reviews for the course. He also talked of the comparison of reviews for other community golf courses which he believes shows that Mint Valley is doing something right. 2017 highlights include successful junior camp, additional cart storage, hosting of birthday parties, member/member dinner success, social membership with Three Rivers adding to revenue, and the promotion of the golf course at the Chamber of Commerce Business After Hours. Nick also provided a list of his concerns and issues including consistent rain through May 2017 as a contributing factor for the significant decline in course revenue as well as his opinion that the golf advisory board has not been invited to discuss important issues. The 2018 tournament schedule was provided and discussed. Lastly, the Pioneer Lions plan to host a tournament in 2018 at the course. This will be a one-day event as he feels two-day events are difficult for golfers to attend. Lastly, the Gold tees for seniors has added incentive for enjoyable golf for all ages.

[18-5277](#)**2018 Mint Valley Tournament Calendar**

Attachments: [2018 Mint Valley Tournament Calendar.pdf](#)

5C Director Report

Director Wills provided the Golf Play & Revenue report for the 4th quarter of 2017 as well as a 17 year history of revenue/expenditures. The advisory board was asked to attend the council workshop specific to the golf course set for 6:00 p.m. on February 22, 2018.

[18-5278](#)**4th Quarter Play & Revenue Report - 2017**

Attachments: [2017 Play & Rev Report.pdf](#)

[18-5276](#)**17 Year History MV Revenue & Expenditures**

Attachments: [17 Year History MV Revenue & Expenditures.pdf](#)

6. Old Business

N/A

7. New Business

7A Opening of Dike Trail on CDID Property

Chairman Dave Sathe opened the discussion with a vote for or against the CDID trail opening. There were no members of the board who voted in favor of removing the fence. All board members and constituents voted against the fence removal.

The advisory board chairman also spoke about the main concerns regarding the opening of CDID trail gates:

Liabilities – As it has been publically stated that the city is not liable, nor is CDID, Is the golfer? (Answer: Yes)

Slow Play – Will golfers need to wait until the walkers have passed? (Answer: Personal preference of the golfer).

Vandalism – The gates open will invite and result in increased vandalism. The city will have added expense.

Why is this the first step in opening a full trail system (Answer: Because removal of fence was a main barrier. Previous Council minutes show several discussion regarding community groups interested in opening this specific area. Listed in multiple documents as the area to open.)

Constituent Comments on 8A Listed Below:

Gary Reed – Longview resident. Shared a recent conversation that took place between himself and a representative at the National Association of Golf Architects. Per Mr. Reed, every golfer has the right to play golf and not worry about being sued or facing a lawsuit. This representative Mr. Reed spoke to claimed to have been an expert trial witness on this topic. He does not claim to be a lawyer but feels very confident in his familiarity with liability law specific to golf courses. He commented and was most assured the owner of the property where the golfer is hit will be liable for the injuries. Mr. Reed is concerned with the lack of due diligence related to research on liability by the City. He feels the signs to be posted will only make this scenario worse as the owner acknowledges concern. The director stated the WCIA felt the opposite way and claims the signs negate liability. Mr. Reed also stated that he contacted the CDID who stated they were actually not in favor of removing fence. He feels the safety and economic concerns outweighed the positives of this decision.

Mayor Don Jensen – Refuted the statement by Mr. Reed that CDID was not in favor of removing the fence.

Bill Lavigne - Signage should state walkers are in a danger zone.

Arne Lund – Felt the situation should have been discussed with the golf advisory board prior to any decision. The chair, Dave Sathe agreed that the committee was never in favor nor invited in to a conversation on the topic. Also, if there was merit in putting the fences up originally, what has changed?

Tom Gillis – Posed the question of whether walkers with dogs will be required to use leashes. (Answer: Yes. Signs will state the rules for dog waste pick up and mutt mitt containers will be installed at both ends of the trail). Mr. Gillis also suggested signage include the definition of what “FORE” means. Mayor Jensen also discussed upcoming council agenda items specific to leash laws.

Henry Brusco – Stated slow play is an issue during peak golf times and asked if the players have to wait until the trail is clear before hitting the ball due to liability. Also Why do we support 200 walkers vs. 30,000 paying golfers.

Jim Enyert – Stated he believes the city would be negligent as they have been warned knowing there is a danger. At that point the property owner would be liable in that case. Concerned that decision was made without any discussion or recommendations from the golf advisory board.

Steve Merrill – Heard the opening from 38th to 42nd without discussion. What is the rush to open this particular section? Railroads have already said no to the walking trail. Mayor Jensen stated the desire for a trail that goes around the city. Past sewer

lagoons are also being opened. Section by section the council and the CDID are working toward making this happen.

Clarification – diking district is removing gates that were placed on their property but are owned by the City.

Nick Van, Manager of Pro Shop:

In answer to the concern regarding safety of runners and walkers, Nick suggested an alternative route including 38th and par 3 course. More exercise, better view.

Email regarding the jurisdiction and fence. The men's club would like to put a fence and plans

Council agreement with CDID to open it up. If men's club gets an agreement from CDID that negates council agreement and CDID agrees to put a fence back, that is an option. Nick also disagreed with the CDID comments regarding the ease of mowing and why CDID will leave another fence up at that same time.

Councilman Ken Botero - Asked the advisory board to discuss the issues at hand rather than the concern of whether or not the board was asked. Mr. Botero then asked that Director Wills, Mayor Jensen, and Pro Shop Manager Nick Van (as well as any other interested walkers or golfers) meet to discuss the alternative trail option.

Walk-thru and the discussion for alternative routes was scheduled for Friday, January 22nd at 10:00 A.M.

Scott Knapp: Regarding the ask in 1999 to remove fence, a temp fence was placed on 6 and then removed by recommendation of the advisory board.

Ken Pence:

Ross Newhall – Vandalism is an ongoing and large issue on that end of the course, especially because of the difficulty of replacing damaged greens.

Don Jensen: RCA states that if you allow people to use land for free then there is no liability. RCW 4.4.210

Jeff Sowders: Discussed concerns and clarification on gates, turnstiles, etc. for suggested alternative trail.

7B Thoughts for Future Revenue Ideas for Course

Added to agenda: 2018 Pass Rates – suggestions regarding corporate pass sales and the abuse are concerned. Rick Parrish made a motion to remove the corporate rate option. Dave Sathe seconded. Motion passed.

Ken Pence, added new business item:

City expense on racquet complex and the lack of revenue. \$280K spent on building that generates \$0 revenue. Ken asked what needs to happen to get the City to spend the funds on the golf course and pro shop. Discussion ensued regarding the lack of revenue at the course and bringing the revenue in to the green perhaps the sentiment from council would agree. The board members were reminded to attend the upcoming workshop to discuss these issues.

Nick asked about dredging and trail use fees.

Revenue ideas:

Foot golf to par 3 in addition to ongoing par 3 usage, concerns on cost to course maintenance

Price breaks at 3:00 p.m. (1:00 p.m. during daylight savings time)

Parent/Child 9 Hole discount

McMenamins interest in marketing

7C Goals for 2018/Accomplishments for 2017

Goals:

Increase play

Increase revenue

Maintenance Specific Goals:

- 1. Remove five dead/dying trees*
- 2. Clean up four faceplates on MSC satellite control clocks*
- 3. Install 3 hydraulic irrigation pressure ports at strategic locations on the front nine*
- 4. Install balloon dam on outflow pipe to pond on 9th hole and repair 1998 damaged culvert*
- 5. Take 2 blown v-twin greens mower engines and assemble one usable engine*
- 6. Grind 8 stumps, clean up and seed areas*
- 7. Paint tee blocks*

Adjournment

Meeting adjourned at 5:40 p.m. by David Sathe, Chairperson

Next Meeting - April 18, 2018 @ 4:00 PM