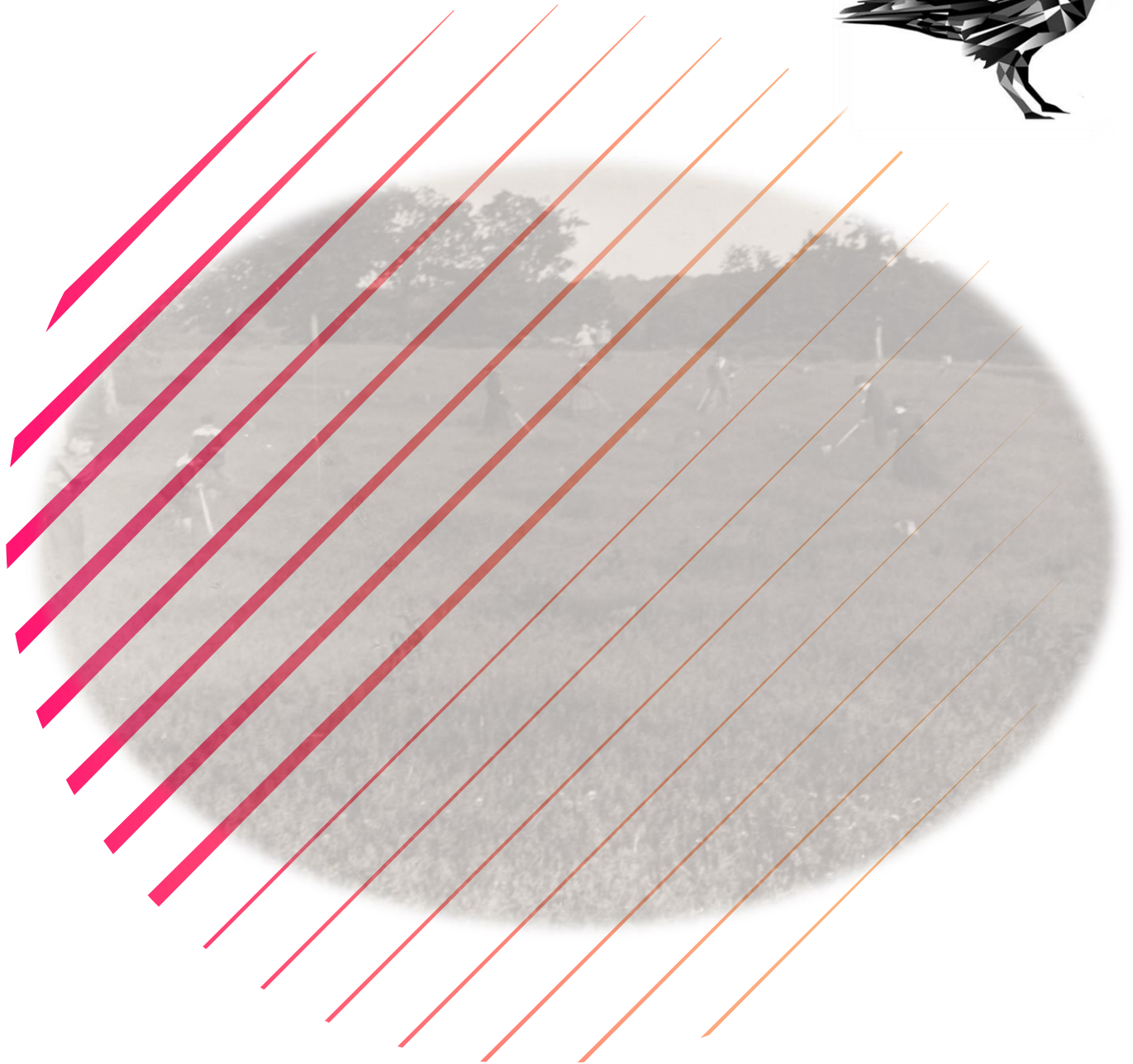


Kahgahgee Historical Golf Foundation



November 2022
Committee Members:
Daryl Boden, Joe Carr, Jason Davis,
Suzan Kessel, Dane Kool, Tim
Kuiken, Glenn Perkins, Ben Stone,

**Fairfield Golf & Country Club
Long Range Planning Committee
Report**

Task:

The committee was tasked to develop and prioritize a list of capital improvements that would be consistent with the Foundation's mission to "support inclusive player participation by preserving, maintaining, and enhancing (our) historic course," The intention was to follow a process to prioritize course enhancements that will benefit the aesthetics, playability, and infrastructure of the golf course to the benefit of all golfers and as an amenity to the community of Fairfield.

Process:

The committee gathered input from golf course architect Michael Hurdzan's 2017 report, as well as Steve Juskewycz, Jim Weaton, Chuck Espy, Larry Padget, and the committee's strategic brainstorming. We requested feedback from the golf membership and received many constructive responses.

After discussion, each committee member rank ordered 31 specific items identified. We were able to identify 8 major categories of items and worked toward reaching consensus on prioritizing each category and item within that category. We also consulted knowledgeable professional sources as to the feasibility and general cost of the items.

The conclusions/recommendations in this report reflect a consensus of the committee. The entire committee was engaged and collaborative in this process and we are enthusiastic about the potential for our historic golf course with these improvements.

PHASE I

1. Tree Trimming

- a. Trim trees on the course, particularly #3, #6, and #8. Raise the canopy and trim back limbs.
- b. #2 Trim trees across the creek to the immediate right to provide maximum clearance for drives on #2.
- c. #4 Trim all trees to the immediate right across the creek from the tee box.
- d. #4 Remove brush and trim trees to the northeast of the tee box to provide better sunlight.
- e. #3 Trim tree directly northwest of the tee box to make more of the tee box usable.

Cost: Approx. \$5000 (contractor estimated)

Narrative: Significant tree trimming will enhance both the aesthetics and playability of the golf course. Raising the canopy of many trees will allow for more opportunities for shot making and a more enjoyable experience.

CAVEAT: THE COMMITTEE NOTES THAT A SIGNIFICANT PART OF THIS COULD BE DONE BY MEMBERS, OBVIOUSLY RESULTING IN SAVINGS THAT COULD BE ALLOCATED TO OTHER PRIORITIES.

2. #4 Bridge Replacement

Narrative: This is a crucial infrastructure item that is of a high priority due to the obvious safety issue and the need to have a bridge wide enough to accommodate golf maintenance equipment. Currently only a push mower can be accommodated.

***As of 11/16/2022 we are still awaiting a contractor opinion as to the safety/integrity of the bridge and a rough estimate of replacement cost. If the bridge is deemed safe, the committee recommends keeping this as a Phase I item but placing it as the last item in Phase I.** If it is safe, the committee believes the other priorities in Phase I would be better received by the members for positively impacting the aesthetics and playability of the course versus the bridge which is critical to infrastructure.

3. Address drainage issue in front of #3 green to reduce the constant ground saturation in this area.

Narrative: This is a low-cost item that would improve the playability of the hole dramatically. A simple tile may be required to accomplish this. Some minor reshaping of the area could also allow water to drain toward the creek. **Initially, redirecting of sprinkler heads in this area so that it is not being watered by multiple sprinkler heads could be attempted to have the desired effect.**

4. Cart Path Enhancements

a. Construct a cart path from the #3 tee area to the #2 green incorporating the current asphalt path, paving where the current mesh material is, and including turn arounds at the #3 tee box and the #2 green.

Cost: approx. \$15,000 (contractor estimated)

b. Construct a cart path on #6 incorporating the existing asphalt and extending the path up the north side of the fairway to the existing asphalt next to the green.

Cost: approx. \$13,000

Narrative: There is unanimous strong agreement on the committee and much support in member comments that both of these items (and particularly "a.") will enhance the aesthetics, infrastructure/maintenance, and to an extent the playability of the golf course. Acceptable turf management of these areas is improbable with the concentration of cart traffic in these areas. **As this improvement is not imminent, the committee recommends encouraging members to tee off on #3 before finishing out #2 in order to reduce traffic in this area substantially.**

5. Tee Box Additions and Improvements

a. #3 Build a women's tee box adjacent to the west end of the #2 cart path.

Narrative: The current women's tee on #3 is not ideal both in terms of aesthetics and playability. Adding a tee box as described would make the hole somewhat short, but it would still be an acceptable length, particularly for senior women golfers.

b. #9 Provide differentiation between the women's tee box (and sr. tee) and the fairway. This could be as simple as keeping the area up to and beyond the women's tee as rough and mowing the tee box tighter. Another option would be to add flowers or shrubs to identify the tee area.

Narrative: This would improve the aesthetics as it would not look like tee markers were randomly placed in the fairway. It would also reduce the risk of someone driving a cart into a tee marker.

c. #5 Build a tee box north of the #4 green in the general area of the opening in the hedge.

Narrative: Adding a tee box on #5 would not only lengthen the hole slightly but would align more with the fairway (as noted in the Hurdzan report), again improving the aesthetics and playability of the hole. Another suggestion was to take out the trees just to the northeast of #5 tee. The committee does not favor this because it does not lengthen the hole and does not complement the general layout of the hole. **The city would need to be consulted regarding the easement allowing them access to the sewer.**

6. Creek Improvements

- a. Remove trees and brush as feasible in the creek area from the Fillmore and Park corner past the #2 tee box. Add rip rap as needed and plant effective ground cover. Keep high quality trees and/or trees that are important for stabilizing the bank.
- b. Remove trees and brush as feasible in the creek area on #4. Add rip rap as needed and plant effective ground cover.

Cost: Approx. \$30,000 per 100 feet of bank (contractor estimated)

Narrative: This is the improvement that does the most to enhance the aesthetics of the golf course. It is also a critical infrastructure item as it relates to the serious issue of erosion control. Beautifying the creek area along the #9 and #2 tee area, as well as the #4 tee area would be picturesque to golfers and to passersby. This could be very costly or there could be some opportunities to mitigate some cost. A significant amount of rip rap would be required. If those materials could be acquired and delivered it could make this project more affordable. With the repaving of highway 1 South next year, there might be an opportunity to procure materials that would greatly reduce the cost. In the meantime, using herbicide in these areas would be beneficial for reducing poison ivy and unsightly wild vegetation.

CAVEAT: IF AT ANY TIME IT IS DETERMINED THAT THE #3 GREEN OR ANY OTHER AREA ALONG THE CREEK IS AT RISK DUE TO EROSION, EROSION CONTROL SHOULD BE ELEVATED TO THE HIGHEST PRIORITY. CLUB LEADERSHIP MUST BE VIGILANT TO EROSION ISSUES.

7. Screen for Irrigation System

Add a screen at the water treatment plant to keep debris out of our line.

Cost: Total with installation approximately \$6500 as per Midwest Irrigation

Narrative: The difficulties the course superintendent has had with debris in our line is well documented. We continue to get rocks that appear to be from the new pond at the plant. A screen could potentially not only reduce the workload of our superintendent but also cut maintenance costs in terms of replacing heads, cleaning heads, etc.

PHASE II

1. Cart Path Enhancements

- a. Extend the cart path between #1 green and #2 tee.
- b. Extend the cart path between #8 green and #9 tee.

Narrative: These are also areas that are exceedingly difficult for turf management due to the extreme cart traffic. These improvements would enhance the course in terms of aesthetics and infrastructure/maintenance, but are of lower priority than the cart path improvements recommended in Phase I.

2. Sand Trap Improvements

Dig out, drain, and enlarge current sand traps.

Narrative: The committee believes we now have the right number of traps and they could be enhanced by returning them to their original size, providing drainage rather than having water pool in them, and improving the sand quality. The Hurdzan report alludes to having a few well-maintained traps. The committee notes that if the traps were improved, regular maintenance would be required as an operational expense.

3. Service Contract with Rainbird Irrigation

Narrative: The course superintendent would benefit from a service contract. It would allow him to have 24/7 trouble shooting with the irrigation company. It would also allow him to more accurately monitor the irrigation system and make adjustments using his phone. It would make programming the system much more efficient.

PHASE III

1. #7 Shave the Fairway for Visibility or Raise the #7 Tee Box

Shave the area across the #9 fairway to provide visibility to the #7 green from the tee box or raise the #7 tee box for the same purpose.

Narrative: This is a safety and aesthetics issue. The committee discussed this at length and concluded the real concern is the safety issue of teeing off on #7 without realizing there are golfers out of view. **A low-cost option could allow the safety issue to be resolved expediently.** We discussed adding signage, installing a periscope or other low-cost solutions. (A 5' periscope could be purchased for about \$70.) Raising the tee or shaving the fairway could add to the hole aesthetically but would be costly and disruptive to the course for an extended period.

2. Bridge Rehab or Replacement

a. #9 Bridge Rehab or Replacement

b. #2 Bridge Rehab or Replacement

Narrative: Replacing these bridges with attractive bridges would add to the aesthetic appeal of the course, particularly if the creek area was improved as described previously. If replaced, they would need to be designed to handle high creek water levels. **The committee concluded that repainting and rehabilitating the bridges (i.e., straightening bent bar on #9 bridge) might accomplish the goal similarly for much less cost.**

3. Moving Greens

a. Move #3 green west of the current green.

b. Move #8 green south toward the creek.

c. Move #1 green south toward the creek.

Narrative: The main purpose of moving the greens is to lengthen the holes, which would improve the overall playability of the course. The #3 green could also ultimately need to be moved due to erosion issues. The Hurdzan report suggested these options. The committee does not view these options as a high priority due to cost and disruption on the course. If the #3 green was moved, the current green could continue to be used as the new green is being developed. #1 and #8 greens could be enlarged toward the creek which could add some yardage and be less disruptive.

Other considerations:

The committee also considered a proposal to make #7 a par four. Our consensus was to not recommend doing so primarily because we do not think adding another short par four would be beneficial and we believe #7 is a defining and challenging hole on the golf course. We also considered adding a gold/red tee box, but could not identify a suitable location.

Another item that was recommended was pursuing an alternative water source, such as a lake or well on our property. We consulted an engineer regarding a pond/lake on our property. It was reported that our course drains approximately 100 acres, which would require about a 5-acre lake. It was also suggested that such lake would not provide nearly enough water for our purposes. A well driller stated that there is not adequate water in our area for a well for our purposes. He noted a well that was drilled slightly south of our land required a well depth of 586 ft. to pump 86 gallons of water per minute. Our pumps currently pump 250 gallons per minute and 120,000 per day. It appears that a well would not be a feasible alternative.

Final Note:

The Committee recognizes that it is ultimately up to the discretion of the Foundation Board and Country Club Board of Directors to determine which priorities are undertaken and in what order. One factor could be if labor or materials for a project were supplied by a member, that project might take precedence over others. Also, a particular priority might be moved based on relative expense and how much money has been raised. The committee tried to factor expense into the prioritization of the items as well as relative impact on the aesthetics, playability, and infrastructure of the golf course. The Committee thanks the Foundation Board and the FG&CC Board of Directors for this opportunity.