

## **OKLAHOMA CITY GOLF COMMISSION**

The agenda was filed with the City Clerk of The City of Oklahoma City at 12:56 p.m., March 28, 2025.

A regular meeting of the Oklahoma City Golf Commission was held on Wednesday, April 2, 2025, at 11:00 a.m., at Earlywine Golf Course, 11600 South Portland

### **COMMISSIONERS PRESENT:**

Mick Cornett, Chair  
LeeAnn Fairlie, Vice Chair  
Andy Coats  
Christopher Burden  
Tom Caraway  
Mike Cassady  
Michaela Dierinzo

### **COMMISSIONERS ABSENT:**

Ramon Renteria-Lara  
Eliot Yaffe

### **GOLF PROFESSIONALS AND STAFF PRESENT:**

Dan Langford, Earlywine Park Golf Course  
Jennifer Freidhoff, Earlywine Golf Course  
Jordan Ramirez, Earlywine Golf Course  
B.J. Howard, Earlywine Golf Course  
Dayne Ziara, Earlywine Golf Course  
Brad Sliauter, Lake Hefner Golf Course  
Aaron Kristopeit, Lincoln Park Golf Course  
Brandon Alford, Trosper and Stewart Golf Courses

### **STAFF PRESENT:**

Scott Fairman, Parks and Recreation Department  
Sean Simpson, Parks and Recreation Department  
Mindy Holt, Parks and Recreation Department  
Richard Mahoney, Municipal Counselor  
Michelle Nance, Finance Department  
Tiffany Siebenaler, Finance Department

### **OTHERS PRESENT:**

Jerry Bowzer, Oklahoma City Senior Men's Golf

**I. Call to Order at 11:01 a.m.**

Chair, Mick Cornett, presiding.

**II. Items from the Chairman.**

None.

**III. Approval of the Meeting Summary of March 5, 2025, Oklahoma City Golf Commission Meeting.**

**Approved.** Motion by Caraway. Second by Cassady. AYES: Cornett, Fairlie, Burden, Coats, Caraway, Cassady, and Dierinzo.

**IV. Receive Financial Statements and Round Reports.**

After the reports were received, Mr. Sean Simpson distributed the financials (attached) to the Golf Commissioners.

**V. Discussion/Action on Requests for Junior and School Fee Tournaments at Various Municipal Golf Courses.**

Trosper Golf Course reported several school tournaments in the Spring for approval.

**Approved.** Motion by Cassady. Second by Caraway. AYES: Cornett, Fairlie, Burden, Coats, Caraway, Cassady, and Dierinzo.

**VI. Discussion/Action on Recommendation restating the purpose and use of the Oklahoma City Golf System's Surcharge, Operating Reserve, and Clubhouse Funds.**

Mr. Sean Simpson provided an update on the surcharge, operating reserve, and clubhouse funds. Mr. Simpson stated these resolutions will rename the Clubhouse fund to the Capital Improvement Fund and allow these funds to be allocated for ongoing maintenance, repairs, and capital improvements at the golf courses.

Mr. Simpson also reported the two resolutions for the Operating and Surcharge Reserve will also restate the purpose of those funds to better define the allocation of each.

**Approved.** Motion by Coats. Second by Dierinzo. AYES: Cornett, Fairlie, Burden, Coats, Caraway, Cassady, and Dierinzo.

**VII. Discussion/Action on reports from Committees.**

**A. Report from Finance Committee**

None.

**B. Report from the Marketing Committee**

None.

**C. Report from Policies and Procedures Committee**

Commissioner Cassady noted that nationwide, no-show reservations cost golf courses over \$1 billion annually and suggested implementing a policy to address the issue.

Mr. Dan Langford stated that at Earlywine Golf Course, discussing concerns directly with repeat no-show offenders has proven effective.

Mr. Brandon Alford recommended introducing a no-show fee at James E. Stewart and Trosper Golf Courses for habitual offenders.

Commissioner Cassady requested that golf professionals present no-show data from each course at the next Golf Commission meeting.

**D. Report from Building Committee**

Vice Chairman Fairlie reported that construction at Lake Hefner Golf Course is progressing rapidly. Mr. Brad Sliauter confirmed that steel framing is complete, exterior framing has begun, and the installation of the steel stairs along with the elevated slab for the second floor will be poured next week.

Chairman Cornett commented about the progress of the parking lot improvements at Earlywine Golf Course.

Mr. Sean Simpson advised the preliminary plans for the Earlywine Driving Range At-the-Turn building were approved by the City Council and final plans are due by July 1, 2025. Mr. Simpson reported that a single bid for \$71,000 for the Lake Hefner Zebra Zapper project was submitted and they are moving forward with the project.

## **VIII. Monthly Reports from the Golf Courses.**

### **Earlywine – Dan Langford**

Mr. Dan Langford reported on various updates at Earlywine Golf Course. Improvements to the parking lot are ongoing. The driving range, now open until 11:00 p.m. as of April, has seen strong activity. The restaurant continues to perform well, supporting both regular operations and large events, including the Franchise Radio Station's NCAA 68-team giveaway event in March that attracted approximately 90 attendees.

Mr. Langford added the maintenance staff plans to begin sodding on the North course soon. Additionally, discussions are underway regarding golf cart replacements, focusing on design specifications, order timelines, and anticipated delivery dates.

### **Lake Hefner – Brad Sliauter**

Mr. Brad Sliauter reported that revenue remained flat compared to the previous month, with a decline of 330 paid rounds (6%) and a 3% decrease in revenue overall. Year-to-date figures indicate an even revenue trend, though paid rounds have dropped by 7%. The South Course aerification was completed along with work on the large putter course, while the North Course and small putter course are scheduled for aerification on April 8th and 9th. Pre-emergent applications have shown positive results, significantly reducing weed presence. Equipment repairs continue, with eight vehicles repaired and 15 light utility vehicles currently in service. Fairways and tees are beginning to grow in, but additional fairway units are needed.

Mr. Sliauter reported the maintenance staff are working on the South Course greens to try and expand some of the putter surface due to encroachment over the years. Construction of the new clubhouse is progressing rapidly, with steel frames completed and work beginning on exterior framing. The elevated slab for the second floor is scheduled for next week. Overflow parking has been redirected to the academy course, and thus far, there has been no noticeable decline in rounds due to parking lot closures. The Junior League program is in its second week, with 48 players participating. Additionally, the Youth on Course program has recorded 83 rounds since March 17th, generating \$1,400 in revenue. Hiring efforts for summer staff are ongoing.

### **James E. Stewart – Brandon Alford**

Mr. Alford reported that James E. Stewart Golf Course continues to perform exceptionally well, with cash reserves increasing by \$20,000 compared to the previous year. Rounds continue to grow, with seniors outperforming regular players in participation. Recent evaluations of the restaurant menu and pricing have led to the elimination of certain items to manage food costs while maintaining value. Menu options have been streamlined to optimize efficiency. Irrigation system updates continue, with the replacement of aging irrigation heads. Golf rounds saw an increase

of 57 paid rounds for the month and a total fiscal year increase of 1,300 paid rounds. Overall, revenue has increased in most areas, though restaurant revenue declined by 9.3%.

#### **Trosper – Brandon Alford**

Mr. Alford reported that recent dry conditions and limited rainfall have led to increased bare spots on the greens. Efforts to mitigate these issues include targeted irrigation and the installation of 30,000 square feet of sod. Core pulling on the front nine was completed, though mechanical issues with the core pulling machine have extended the healing period. Despite these challenges, Mr. Alford commended his team for their exceptional customer service and strong rapport with guests. The course has seen a notable increase in youth participation, with over 100 young players utilizing the course after 3:00 p.m. daily. The restaurant continues to perform well, and beverage cart operations have resumed. However, rounds declined by 551 due to five lost playable days. Fiscal year revenue remains flat, with an overall revenue decrease of 12.9%.

#### **Lincoln – Aaron Kristopeit**

Mr. Aaron Kristopeit reported that March 2025 rounds were slightly down compared to March 2024, with a 7% decrease in rounds played. However, the ten-year average remains up by 27%. Restaurant revenue increased by 6%, and range revenue also grew by 6%, though total revenue declined by 3%. Both courses have completed aeration, and maintenance efforts are focused on the pump station, where one pump requires immediate attention while another can be deferred until next winter. The estimated cost for the pump repair is approximately \$19,000. Repairs to the void on hole 7 East were completed at an expense of \$35,000. Plans are in place to sod necessary areas of the course, with only minor winter damage observed. Dead tree removal efforts have left some areas needing additional sodding. The clubhouse, now a decade old, requires ongoing maintenance, including recent repairs to a deep fryer, refrigerator compressor, prep table compressor, and handicap door motor. The rooftop HVAC unit is also in need of a coil replacement, estimated at \$14,000. Additionally, the upgrade to the geothermal air conditioning system is being installed. Youth on Course has recorded 32 rounds since its launch.

### **IX. Items from Commissioners.**

Commissioner Coats requested clarification regarding compensated rounds for golf course employees and volunteers. Mr. Langford confirmed that volunteers are classified as employees and receive courtesy rounds but must play with at least one paying golfer on weekends.

Commissioner Fairlie emphasized the value of volunteers, stating they provide essential services and should continue receiving complimentary rounds.

Commissioner Fairlie also praised the participation of high school students and young golfers and commended Lake Hefner for effectively managing course availability.

**X. Items from Staff.**

None.

**XI. Items from Citizens.**

Mr. Jerry Bowzer of the Oklahoma City Senior Men's Golf group announced that Senior and Super Senior Men's golf gatherings would resume on Mondays and Wednesdays. He thanked Mr. Langford and Mr. Howard for hosting their Board meeting at Earlywine.

**XII. Adjournment at 12:01 p.m.**