



October 4, 2018

## Public Property Committee Meeting

The Public Property Committee met on Thursday, October 4, 2018 @ 6:00 p.m. at 316 S. Brad Street, Grantsburg, Wisconsin.

The Public Property Committee Meeting was called to order at 6:00 p.m. by Committee Chairman, Larry Ebersold.

### Roll Call

Present: Chairman, Larry Ebersold  
Member, Gary "Goob" Coy

Absent: Member, Diane Barton

Others: Village Clerk, Patty Bjorklund  
Golf Course Manager, John Addison  
Village Trustee, Greg Peer

The Committee reviewed the Grantsburg Golf Course Operating Lease Agreement dated: December 14, 2015. The Lessee may cancel and terminate this Lease by December 1<sup>st</sup> of each year upon written notice to the Village of Grantsburg. John Addison noted that the Grantsburg Golf Course is an LLC and is not allowed to go into debt. He presented goals, village involvement, his involvement, the good, the bad, discussion, needs and summary. Those were addressed as follows:

- Goals are to encourage visitors to Grantsburg, minimize any financial liabilities to the Village of Grantsburg and maintain the property appropriately.
- Village Involvement is the fact that the Village owns the Golf Course. The village use of equipment should be at no extra cost to the golf course. Tree and brush removal as required is necessary. The purchase of a Greens Mower in 2018 was greatly appreciated. Purchase of extra "Golf Course" insurance to cover other issues. John will check with Jensen/Sundquist Insurance for that option.
- John as Golf Course Manager's involvement. He has full operational control of the Golf Course. He stated that he is trying to make a living from the golf course operations without sacrificing the golf course's future. He is basically the only employee spring and fall. In the Spring/Fall he brings in extra staff on Sundays. Summer, he brings in staff as needed. During that time, he works 80 – 90-hour weeks. Average 2,500 hours a year. He works for a paycheck with no extra benefits. His paycheck is determined by the success of the golf course.
- Good. The Golf Course is in good shape. The greens this past year were the best they have ever been. The gnat population is lessened. Growing and consistent number of customers. People like the course and are returning. There are currently 60 men who golf Wednesdays on the Senior League. The school will be starting a girl's golf team next fall. There are 12 girls who have been playing weekly in the summer. The prices have been able to stay low and the golf course has managed that way. The equipment is in good shape. The new tree boxes and filling in some of the bunkers have been getting good reviews. There have been 120 trees planted in the past 9 years and they are starting to take shape.
- Bad. Golf cart fleet is still too small. Some equipment is older (30 years) and parts are getting harder to find.
- Discussion. Section 7, Section 10, Section 14. The committee reviewed those sections.



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- Needs. Fairway Mower needs to get paid off this year (\$3,700)? At least two more golf carts (\$6,000)? Clubhouse Exterior needs to be painted. Just the beams (\$1,000)? Highway Sign needs work (\$2,000)? Clubhouse Furniture is 35 years old (\$2,500)? New clubhouse (\$100,000)?

John suggested that the village needs to set up an equipment fund at some point. The equipment is roughly \$3000/yr. in depreciation.

***Chairman Ebersold moved, seconded by Member Coy to recommend taking to the full board the Golf Course Lease with change to Section 2.4 page 5 from December 1<sup>st</sup> to September 1<sup>st</sup>.***

Ayes: Ebersold, Coy  
Nays: NONE  
Motion to approve: Carried

***Member Coy moved, seconded by Chairman Ebersold to adjourn the Public Property Committee Meeting at 6:35 p.m.***

Ayes: Ebersold, Coy  
Nays: NONE  
Motion to approve: Carried

Submitted by:

Patty Bjorklund – WCMC, CMC, CMTW  
Village Clerk, Deputy-Treasurer  
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