



Unified Government Clerk's Office

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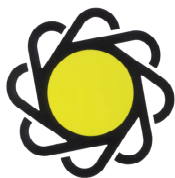
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NOTICE OF GOLF ADVISORY BOARD MEETING

A meeting of the Golf Advisory Board of the Unified Government of Wyandotte County/Kansas City, Kansas, will be conducted in person on Tuesday, May 12, 2026, at 10:00 A.M.

We invite you to view the meeting in person at the George Meyn Community Center, 126th Street and State Avenue, Wyandotte County Park, Bonner Springs, Kansas 66012.



*Sunflower Hills Golf Course Advisory Board
George Meyn Community Center, 126th Street & State Ave.
Inside the Wyandotte County Park
Bonner Springs, KS 66012
Tuesday, May 12, 2026, 10:00am
Agenda*

Have the proper meeting notices been given? _____

Call to Order,
Roll Call:

_____ A.M.

_____ Tom Roberts Chairman/District #4

_____ Jake Miller Vice Chairman/District #3

_____ Bill Edwards/Mayor

_____ Mark Mohler/District #1 at Large

_____ Mike Kane/District #2 at Large

_____ JD Downs/District #1

_____ James Orth/District #2

_____ Ian Tomasic/District #5

_____ Mike Gerber/District #6

_____ James Wing/District #7

_____ Chancellor Adams/District #8

_____ Al Ramirez/City of Bonner Springs/Non-Voting Member

UG & Golf Course Administration:

_____ Angel Ferrara, Parks and Recreation, Director

_____ Vincent Billaci, Parks & Recreation, Parks Manager

_____ Jonathan Bennett, Operations Superintendent

_____ Jeff Johnson, Course Professional

_____ Daniel Kuhn, UG Legal Counsel

_____ Renee Mason, Administrative Support Specialist

I – Preliminaries

1. Adoption of the Agenda

The Agenda is presented for Board review, and consideration for adoption.

Additions:

The Agenda is presented for adoption.

Motion:_____ Seconded:_____ Vote:_____

2. Approval of Previous Meeting's Minutes

Minutes of the Thursday, April 9th, 2026 regular Sunflower Hills Golf Course Advisory Board meeting were presented for review and consideration for approval.

Motion:_____ Seconded:_____ Vote:_____

II – Presentations, Hearings, Communications

3. Visitors:

Visitors may speak to the Board at this time. As a general rule, the Board will not enter into discussion, but will direct Administration to take under advisement, make necessary responses, and bring items to a future agenda as may be appropriate. Anyone addressing the Sunflower Hills Golf Course Advisory Board must state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Per the Commission Rules of Procedure, which are applicable to Sunflower Hills Golf Course Advisory Board meetings, comments should not include any rude or derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities.

4. Correspondence

- None to Report -

III – Old Business

- Clubhouse Update –
 - PGAV Introduction & Project Overview -

IV – New Business

- None to Report –

V – Other Business

5. Parks & Recreation Comments or Updates

- Jonathan Bennett –
 - Maintenance Report –
- Jeff Johnson –
 - Golf Operations -

6. Board Member's Questions or Comments:

7. Adjournment at _____ P.M.

Motion: _____ Seconded: _____ Vote: _____

**MINUTES OF THE
UNIFIED GOVERNMENT WYCO/KCK
GOLF ADVISORY BOARD MEETING**

The April 9th, 2026, meeting of the Unified Government WyCo/KCK Golf Advisory Board was held at George Meyn Community Center, 126th Street & State Ave. Inside the Wyandotte County Park Bonner Springs, KS 66012 Thursday, April 9, 2026, 10:00am.

CALL TO ORDER:

The meeting of the Unified Government Golf Course Advisory Board was called to order at 10:06 am by Tom Roberts, Chairman.

ROLL CALL: Members present were recorded for the minutes

Board Members Present:

Tom Roberts/District #4/Chairman

Jake Miller/District #3/Vice Chairman

Bill Edwards - Chairman, Appointment by Mayor

Mike Kane

James Orth

Ian Tomasic

Mike Gerber

James Wing

Al Ramirez – Vice Chairman, City of Bonner Springs/Non-Voting Member

Board Members Absent:

Mark Mohler

JD Downs

Chancellor Adams

Administration Present:

Angel Ferrara, Director of Parks and Recreation

Vincent Billaci, Parks Manager, Joined Via Teams

Jonathan Bennett, Operations Superintendent, Joined Via Teams

Jeff Johnson, Course Professional

Daniel Kuhn, UG Legal Counsel

Renee Mason, Administrative Support Specialist

I – PRELIMINARIES

• **ADOPTION OF THE AGENDA**

A motion was made by Jake Miller to adopt March 10th, 2026, Agenda and seconded by Chris Wing.

Motion carried (Ayes 9, Nays 0)

• **APPROVAL OF PREVIOUS MEETING MINUTES**

Minutes of Tuesday, March 10th, 2026, regular Board of Park Commissioners were presented for review and consideration for approval. A motion was made by Jake Miller and seconded by Mike Kane.

Motion carried (Ayes 9, Nays 0)

II- PRESENTATIONS, HEARINGS, COMMUNICATIONS

Visitors – None to Report

Visitors may speak to the Board at this time

As a general rule, the Board will not enter discussion, but will direct Administration to take under advisement, make necessary response and bring items to a future agenda as may be appropriate

• Correspondence –No Correspondence

III– OLD BUSINESS

- Clubhouse Update –
 - PGAV Introduction & Project Overview: Jennifer Goeke Project Manager – stated she was having an interactive presentation on the UG Sunflower Golf Clubhouse Master Plan. She is requesting more feedback on the wants and needs of the future Clubhouse. We are seeing trends that the Pro Shops are not as large as in previous years. The more multi-use spaces you put in the better. Think about what the priorities are for the Golf Course.
 - Mike Kane stated that what we need is something simple, less fancy. Need to have costs, before going to commission.
 - Jake Miller have a question for Jeff – if we expand Pro Shop would that increase more employment costs? Thinking of all expenses needed to take to commission.
 - Jeff Johnson said yes if they increase square footage, they would need more employees to maintain footage. Most of the seniors do not purchase much, unless on sale, they carry staple items like balls, shoes, hats, and gloves.
 - Jennifer Goeke met with Prairie Hilland's last week, their Pro's met with vendors to place orders for shirts or whatever the need may be, that way you don't have to have a lot of stock on hand. Food and beverages can work the same way. Then clubhouses get a percentage of sales.
 - Mike Kane stated that as a commissioner people are not going to want to pay for something expensive, they want something simple that works.
 - Jennifer Goeke stated you can pick and choose whatever type of furniture you want, it doesn't have to be leather chairs. We have different options to choose from. We are needing your feedback to move forward. You are trying to expand your network of golfers and their experience.
 - Chairman Tom Roberts asked Jeff Johnson what the current seating capacity is for the Clubhouse.
 - Jeff Johnson stated that he can do 65-120, but can use Pro Shop and get about 120 people packed in pretty cramped, ideal is 88 that way don't have to use Pro Shop.
 - Chairman Tom Roberts stated that we need a Clubhouse that is dependable. We need more seating and we do need a Pavillion for tournaments.
 - Jeff Johnson I agree it would be good to have a Pavillion at tee 10 for Tournament registration/staging area and for a gathering area.
 - Jennifer Goeke stated that we could make the Pavillion all season usage by adding fans, and radiant heaters.
 - Jeff Johnson stated that sounds like the best plan and gives the tournaments a sense of privacy.

- Chairman Tom Roberts likes the idea of keeping it simple, expanded Clubhouse, better kitchen, pole barn for carts, and a Pavillion
 - Jeff Johnson stated we need to maintain a view of the course with 240 playable days of the season. One counter system works good for the amount of people and one person can run it. Going up and down the stairs for the bathrooms is bad and is bad on my knees.
- Jennifer Goeke suggested that a one story clubhouse would be more economical and the current bathroom does not meet code, so you would have to put in an elevator and need to have separate golf cart storage due to batteries.
 - Jake Miller if Clubhouse is in same space as current Clubhouse how would you make it 1 story?
- Jennifer Goeke stated we have some options available.
 - Chairman Tom Roberts requested everyone's opinion.
 - Jimmy Orth wants to keep it simple, keep rates down, snack bar, have things laid out plainly for presenting to commission.
 - Al Ramirez requested more needs verse the wants.
 - Mike Tobin stated that the Clubhouse should be kept in the same site, think about eliminating a pond, don't need to get into wedding receptions. Clubhouse is very efficient as is. Will need separate golf cart storage and will need more workers.
 - Jeff Johnson said that they would not need extra workers. Best idea he has is build Clubhouse where putting clock is, put new putting clock where 1st tee is, shorten the 1st tee, leave current building while building the new Clubhouse, then tear down and put cart barn where current clubhouse is. During construction of cart barn would have to stage carts in the middle of the parking lot, would have to get gas carts temporarily. Cart barn should be the easiest to build.
 - Chairman Tom Roberts stated that the theme seems to be you want to keep the current feel. People like the feel, I'm in agreement. Need to have a place to sit. Is UG on the hook if something happens in Clubhouse with current condition.
 - Angel Ferrara stated, I hope everyone read the scope. We are not going to commission without numbers. That is why we are here.
- Jennifer Goeke we will have operational model with all costs. What do you want that may not cost more, now is the time.
 - Mike Gerber stated we need to get the core in place then make addons later.
- Jennifer Goeke stated that it should be a plan for everything now, outdoor seating, as we don't know what commission is going to pay for. We are trying to give you a plan.
 - Ian Tomasic stated that there is a need for some kind of outdoor seating to congregate at. A want would be for shade and to be able to get out of the rain. Umbrellas or pergola.
 - Jeff Johnson suggested a smoking area for the cigar smokers.
 - Chris Wing stated that it is hard to play the game without knowing what the budget is. What does a temporary facility look like? Can we do this during winter months. Might be additional cost to it.
 - Jake Miller responded this has all been discussed for the past 4 years you haven't been coming to meetings.
- Jennifer Goeke construction is generally 12 – 14 months so it is definitely longer than a winter to build, could be condensed.
 - Chairman Tom Roberts stated the first process estimate was \$5 million, could be 7 – 8 million.
 - Chris Wing suggested that a Pavillion be built first and can be used while building.
 - Chairman Tom Roberts stated they are not quite to that point yet. Still working on a conceptional plan.

- Mike Kane stated that the City is liable, we need at least 3 commissioners to come out to see how bad the facility is.
- Angel Ferrara stated that they had brought them out there to see the facility and the Mayor was on the bus as well. The commissioners are asking questions about the project, but need to have things tuned up more before taking it any higher up. I have been told there will not be any County or City dollars for this project.
 - Chris Wing asked if there are any grant opportunities?
 - Angel Ferrara stated we are looking for avenues to exhaust. Commission still has an appetite for the project. Looking to bring more funding to project. Jennifer Goeke has more concepts to show, nothing is set everything is still preliminary.
 - Chairman Tom Roberts told Chris Wing the way to sell it to Commission is there are no tax dollars being used for the project.
- Angel Ferrara stated that it is about safety. We have to do something.
 - Chris Wing stated that we live in the most unhealthy City, and that golf is actually considered to be exercise. May be grant money for exercise.
 - Chairman Tom Roberts asked if there was still a department that works on grants.
 - Mike Kane & Chris Wing both said the City hasn't had anyone for a long time. They are supposed to be hiring one.
- Matt Zayas stated there is a grant coordinator in the Finance office.
- Angel Ferrara stated that they are more for compliance.
 - Mike Kane wanted to know if anyone talked to Chiefs to get some help?
 - Jake Miller said Tom is working with Mayor's office. And that he (Jake) had been talking to Chiefs they are not opposed to the idea, we need a more coordinated push. It is something the UG would have to go to them and ask, they are not going to offer it on their own. Potentially open to Clubhouse, not sure if they have requirements. Angel is completely correct, Clubhouse is no longer a want, it is a need, due to liability. Eagle's Landing is very bare bones, but don't need as nice as Dub's, we need something in between. We don't need it to be a Falcon Lakes. I don't want to sit in the heat after a long hot tournament. Nice patio or deck. Just need to find the middle ground.
- Angel Ferrara stated we have more things for Jennifer to show us.
- Jennifer Goeke suggested if there were a restaurant menu and it shows operationally that it would make sense to help pay back the Clubhouse, may need to have outside vendor, and would need views of course for dining experience.
 - Jake Miller thinks we need to get the restrooms taken care of on the course. Now would be the time for that.
- Jennifer Goeke showing 3 options for the layout of Clubhouse, golf cart barn and Pavillion. One option would require changing hole on 9, there are options to move the putting green.
 - Jake Miller suggested moving the deck over to the putting green.
- Jennifer Goeke stated that you want to get the biggest bang for your buck. Expenses for moving utilities always a trade off on the costs.
 - Mike Tobin suggested moving the Clubhouse, use the blue tee area as it is not used, then will avoid the cost of changing the hole. Would like to see Pavillion close to 10 tee.
 - Jeff Johnson suggest closer parking for smokers, cook outs and tournament parking.
- Jennifer Goeke stated that if the Clubhouse was moved you will not get the views.
 - Jeff Johnson stated that you would still have view of 1 and 9 and 18. Could use the old Clubhouse while building. Cart barn location is good. Utilities are already there.
 - Mike Tobin stated that the septic system is close by.

- Jeff Johnson stated that the septic system won't be a problem. He suggested Option 4 which is the better functionality. Golfers can still yell at one another.
- Jennifer Goeke asked what you think about this other option.
 - Mike Kane asked Jeff what option he would want.
 - Jeff Johnson likes Option 4, which he presented.
 - Mike Kane asked what is wrong with Option 4? The decision needs to be narrowed down for budgeting.
 - Chris Wing consensus appears to be Option 4. Leaning on Jeff and that is the direction he would like.
 - Chairman Tom Roberts does anyone have a problem with Option 4. That is the direction we are leaning towards then.
- Jennifer Goeke everyone likes keeping cart barn in current location, minimal destruction to Golf course, Pavillion separate from Clubhouse and cart barn. Things to think about: How to service Pavillion (food), would Pavillion share bathroom with Clubhouse? Or having bathroom closer to Pavillion.
 - Bill Edwards asked if it is cheaper to build one story or two stories?
- Jennifer Goeke stated that an occupied floor above cart storage is more difficult and may cost more.
 - Bill Edwards asking if the space below could be used as meeting space.
- Jennifer Goeke responded yes it could but you would have to have an elevator. Then you have expense of maintenance etc.
 - Mike Tobin stated that the UG enforces all ADA requirements. Even if you have to have an elevator. No bridges.
- Jennifer Goeke asked are you needing a specific meeting space or is Pavillion ok? How do we handle Tournaments on the course.
 - Chairman Tom Roberts asked if the Clubhouse is self insured?
 - Daniel Kuhn responded we are self insured, but the building itself is insured.
 - Jeff Johnson stated that his company could get sued.
 - Jake Miller responded that they are running into the risk of negligence if someone gets hurt, regardless of them being drunk. A new Clubhouse is a must at this point.
- Jennifer Goeke showed financial options for options presented and with bringing in new waterline and fire hydrant included in cost. Right now estimated cost range is \$10.9 million to \$11.8 million.
 - Mike Kane asked if there are contractors in mind.
 - Jennifer Goeke said she has a few that she works with they are currently helping with price per square foot, there are a couple she would recommend.
 - Mike Kane asked are they local contractors?
 - Jennifer Goeke responded yes, they are. Right now building cost is at \$400.00 per square foot. There could be room to come down. Price allows for restrooms by the Pavillion.
 - Jeff Johnson asked if the cart barn would be cinder block and if it would have air conditioning and heating?
 - Jennifer Goeke responded probably not cinder block, probably conditioned to a certain temperature. More in the garage type range.
 - Mike Kane stated that the price is more realistic.
 - Chris Wing stated that the longer we wait it will keep going up.
 - Jeff Johnson responded that the other building is much bigger.
 - Mike Kane stated that the price has double for smaller building since 2021.
 - Jennifer Goeke responded that the cart storage viewed below is no longer recommended.
 - Bill Edwards asked what the square footage is for the new Clubhouse, and what is the current Clubhouse? 12,000?

- Jennifer Goeke responded that the new Clubhouse would be between 8,100 and 9400, and that the current Clubhouse is 12,000. Can work to a smaller footprint, without a basement.
- Chairman Tom Roberts responded that they don't want to work to a smaller footprint.
- Jeff Johnson asked if this cost include a meeting space?
- Jennifer Goeke responded that it only includes dining space, no additional community space. Are you wanting a separate meeting space?
- Jeff Johnson responded that Tomahawk has it and thinks it is a big waste of money.
- Jennifer Goeke responded that there are trade offs.
- Chairman Tom Roberts responded, so we would be getting 2,000 more square footage but would have to include restrooms.
- Jennifer Goeke responded yes, there would need to be a mechanical place and IT closet and it did include a 2,000 square foot covered terrace.
- Chairman Tom Roberts stated that next we need to find out from Finance department how many years out they want to go out for the bonds 20, 25, 30?
- Angel Ferrara responded that this is part of the work they are working on now. She will be bringing in CFO of UG and the budget team and leadership to figure it out.
 - Mike Kane asked if this would be done before the next meeting.
 - Jennifer Goeke asked when the next meeting would be.
 - Angel Ferrara stated the next meeting is the second Tuesday in May. Expectation is this will be wrapped up no later than June 1st so we can deliver it to commission as we go into budget season.
 - Chairman Tom Roberts stated that the next meeting is Tuesday May 12.
 - Mike Tobin stated that a 20-year bond would put you at 650 to 850 for the annual payment ballpark estimate.
 - Chairman Tom Roberts stated we could go out longer and lower the payments.
- Angel Ferrara stated that we need a little excitement out of this group.
 - Chairman Tom Roberts responded let's get this thing done. When this goes to standing committee we are asking all board members to go and support and especially at full commission. How many golfers use the course.
 - Jeff Johnson stated that he doesn't track local players.
 - Jennifer Goeke stated that players can be tracked through AI on phones with zip code.

IV- NEW BUSINESS

- No New Business to Report

V - OTHER BUSINESS

Staff Comments and Updates:

- Chairman Tom Roberts suggested that since they just had a report from Jonathan Bennett and Jeff Johnson, they could skip these reports at this time.

- BOARD MEMBER'S QUESTIONS OR COMMENTS

No Questions or Comments from the Board Members

– ADJOURNMENT

Chairman Tom Roberts requested to adjourn; Mike Tobin made a motion, Jake Miller seconded the motion, meeting was adjourned at 11:37 a.m. Motion

Carried (Ayes 9, Nays 0)

Tom Roberts/Chairman