



Unified Government Clerk's Office

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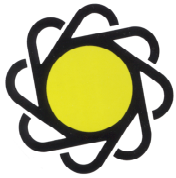
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NOTICE OF GOLF ADVISORY BOARD MEETING

A meeting of the Golf Advisory Board of the Unified Government of Wyandotte County/Kansas City, Kansas, will be conducted in person on Tuesday, June 9, 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, _____ A.M.
Roll Call:

_____ 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

_____ Chris Wing/District #7

_____ Steve Pope/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

_____ Casey Meyer, 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 Tuesday, May 12, 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 May 12th, 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 Tuesday, May 12, 2026, 10:00am.

CALL TO ORDER:

The meeting of the Unified Government Golf Course Advisory Board was called to order at 10:08 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 – Mayor’s Appointment
JD Downs - District #1
James Orth – District #2
Ian Tomasic – District #5
Mike Gerber – District #6
Chris Wing – District #7
Al Ramirez – City of Bonner Springs/Non-Voting Member

Board Members Absent:

Mark Mohler – District #1 At Large excused absence
Mike Kane – District #2 At Large excused absence
Steve Pope – District #8 excused absence

Administration Present:

Angel Ferrara, Director of Parks and Recreation
Vincent Billaci, Parks Manager
Jonathan Bennett, Operations Superintendent
Jeff Johnson, Course Professional
Casey Meyer, UG Legal Counsel
Renee Mason, Administrative Support Specialist

I – PRELIMINARIES

• ADOPTION OF THE AGENDA

A motion was made by Jake Miller to adopt May 12th, 2026, Agenda and seconded by Bill Edwards.

Motion carried (Ayes 8, Nays 0)

• APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of Thursday, April 9th, 2026, regular Golf Course Advisory Board were presented for review and consideration for approval. A motion was made by Jake Miller and seconded by Mike Gerber.

Motion carried (Ayes 8, 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 –
 - Angel Ferrara stated that she is always asked by Commissioners about all work we are putting into getting a Clubhouse. PGAV will present 2 options for us to focus on today. Our main focus is on the options and the updated draft cost estimates. Please allow PGAV to present all the Pros & Cons of both options. We will take a vote to see which option you are more interested in. We will take questions after PGAV is done with the presentation. Hope everyone walks away knowing that the main goal is that we need a new facility.
 - Tom Roberts requested that all Board members contact the Commissioner who appointed you and get behind this project.
 - PGAV Introduction & Project Overview: Jennifer Goeke Project Manager – stated that both options had things in common, like trying to keep everything close together. By doing this it will help make things cheaper and you get to keep the views of holes 1, 9, 10 & 18. Option 1 would be a 1 level Clubhouse with more walls inside, and they would put in traffic circles w/crosswalks. Traffic circles help slow the traffic and accommodate pedestrians better.
 - Tom Roberts asked that Jennifer Goeke indicate what each bldg. was in the picture as she spoke about it them.
 - Jennifer Goeke indicated that the Option 1 Clubhouse looks out over hole 18 and cart storage and staging would be close to hole 1. The Pavillion is to the side of the Clubhouse with potential to possibly be connected. Trash is located away from Clubhouse. Option 2 you would be entering from hole 9 into the Clubhouse. Option 2 we would have to be adjusting the grades and it creates more safety issues. With it being a lower elevation, it is harder to get the golf carts to staging and to the Clubhouse. Have safety concerns about the Pavillion and staging being in the pathway of hole 9. Way around would be to put up netting to protect building and patrons. It is our opinion that Option 2 is not the best for efficient golf play.
 - Mike Gerber approximately how much more is Option 2.
 - Jennifer Goeke stated that she did not have a number for how much the difference would be.
 - Mike Gerber asked if in both Options the buildings were about the same size.
 - Jennifer Goeke stated that Option 2 would need concrete retaining walls due to building on lower elevation, and Option 1 would be built on concrete slab.

- Jim Orth asked where the holding tank for the sewer was.
 - Jeff Johnson stated it was located by the cart barn.
 - Jim Orth asked if that would be a problem.
 - Vincent Billaci stated that yes it could be a problem, but it would be easier to shift the cart barn.
 - Tom Roberts stated that it smelled really bad sometimes.
 - JD Downs asked if we had a Banquet Hall in here.
- Jennifer Goeke stated that we have a Pavillion for events after tournaments.
 - JD Downs stated that you have weather issues. Banquet hall can generate money in the fall.
- Jennifer Goeke stated the operational model doesn't support that there would be enough events to pay back the cost of a Banquet Hall. The better use is to support Tournaments and keep it from taking over the Clubhouse.
 - JD Downs stated that even though the Pavillion is covered, it will not keep out driving rains, so then where do they go? It is still outside.
 - Mike Gerber stated that they should start with the outdoors.
 - Jake Miller said he wants to get JD up to speed. Big debate, he thought needed 2 story building, but board preferred the Pavillion.
 - JD Downs stated that we've been here before. We need to have things to offer for use.
 - Tom Roberts asked if the Pavillion could be built and engineered to put walls up at a later time.
- Jennifer Goeke said yes, it can. The Pavillion could serve as an overflow for the Clubhouse as well. We have the ability to flex.
 - Angel Ferrara asked if the Pavillion could be designed with some temporary walls, or walls that can come up and down.
- Jennifer Goeke stated that you could have roll down canvas' and radiant heaters and fans. There are lots of things we can do without it being fully conditioned, but it would be prepared for full conditioning in the future.
 - Jonathan Bennett asked if the price difference for the enclosed would go up to the \$400 per square as opposed to \$175 for open air. Adding in about \$2 million to enclose the Pavillion and condition.
 - Jennifer Goeke said that it was definitely something to consider.
 - Jonathan Bennett stated that he had been to other open air Pavilions when it was 107 degrees, but you couldn't tell as they had fans going.
- Jennifer Goeke stated that with Option 2 the view would be of hole 1 and the practice green. Advantage to Option 1 is if Clubhouse doesn't fall down, can continue to use while the new Clubhouse is being built. Option 2 would take more fazing and would require more time and money.
 - Chairman Tom Roberts asked if with Option 2 would we need to bring in a mobile trailer?
 - Jennifer Goeke stated ideally no. They would build the cart staging before taking down the Clubhouse. Don't necessarily need a trailer just takes longer to faze the building and construction in.
 - Jeff Johnson asked where the main entrances would be for both Options.
 - Jennifer Goeke stated Option 1 would be from the East and Option 2 would be from the South. Option 2 is a little harder to service as the kitchen is on the other side.
 - Ian Tomasic asked what the elevation change would be for Option 2.
 - Jennifer Goeke stated would be at the level of practice green. With the other option no fill is needed. There is more cost for this.

- Jake Miller wanted to know what a line was.
 - Jennifer Goeke stated that it was a retaining wall.
 - Mike Gerber stated at this point we have no cost difference at this point. He said he was in favor of Option 1, as it is more cost efficient and quicker.
 - Chairman Tom Roberts stated that he agreed with Mike Gerber on Option 1. Don't like the idea of a ball screen. Need to move things away from the sewer.
 - Jake Miller said he is also in favor of Option 1. A lot of work around for golfers.
 - Mike Gerber asked Jeff Johnson if Option 1 worked better for him.
 - Bill Edwards asked Jeff Johnson if Option 2 was the plan he laid out at the last meeting?
 - Jeff Johnson said yes.
 - Bill Edwards asked if the buildings would be closer to the course.
 - Jeff Johnson stated Option 1 is closer to hole 18.
 - Bill Edwards asked if there was more danger with Option 2 of the golfers hitting people with golf balls.
 - Jennifer Goeke stated yes. You don't want to see cart storage before Clubhouse.
 - Chairman Tom Roberts asked if there are any more questions for the consultant.
 - Mike Gerber made a motion to vote if they were ready.
 - James Wing asked if Jeff Johnson was good with both options.
 - Jeff Johnson stated yes, but has concerns on Option 1, is the cart traffic on the North side of building?
 - Chairman Tom Roberts asked if there were any more questions of staff? Will entertain the motion to vote.
 - Jake Miller made the motion to vote.
 - James "Chris" Wing seconded the motion.
 - Chairman Tom Roberts stated that the vote was unanimous for Option 1, so Motion carried (Ayes 8, Nays 0)
- Jennifer Goeke went through the draft cost estimate that Vincent Billaci had handed out. Worked hard to make the building compact and efficient it is about 6,000 sq ft and the building is approximately 60 x 100. Has walk up window and restrooms. We can make adjustments. UG is thinking of having some water improvements. We have to have a fire hydrant for the facility.
- Jake Miller is curious to know the difference in the site savings between options. Don't want to go back in 5 years asking for more money. Need to find a way to absorb the savings into Option 1.
 - Jennifer Goeke stated we could design it with conditioned space and without conditioning.
 - Jake Miller stated the last time the UG shut them down. They wanted to know how it would benefit the community. Those will be the questions we get.
 - James Wing stated we need to have some kind of tie into the Community.
 - Mike Gerber stated that they each needed to go to their County Commissioner or whoever appointed them and ask them if they would be in favor.
 - JD Downs stated we need accommodations for other events and tournaments. We need to plan for it now not later.
 - Chairman Tom Roberts stated that he had talked to the Mayor about her asking the Chiefs to help out and she was 100% supportive, but they couldn't ask for money for the Clubhouse, but they would be willing to ask for funding for JV Golf and the Pavillion.

- James Wing asked if they wait a year, what would be the increased cost?
- Jennifer Goeke stated it would be 2% increase. But contractors are getting busy with larger projects.
- Jeff Johnson asked why commercial cost is higher than residential.
- Jennifer Goeke stated that they have a lot more codes to comply with. Residential is usually wood frame. Depends on availability of supplies.
- Jeff Johnson asked if these were county codes, OSHA or what kind of codes.
- Jennifer Goeke stated no OSHA, building codes and UG has adopted International codes. Codes are always being improved. Energy codes are harder to meet.
- Chairman Tom Roberts when they tried last time Clubhouse cost was \$5 million, now it has doubled.
- Angel Ferrara stated that PGAV has given us a very conservative number.
 - Jake Miller stated that even at \$10 million, in a year or 2 it will be \$15million.
 - James Wing stated that every time the UG punts, nothing gets cheaper.
- Angel Ferrara stated that safety has to be the number one focus. Can't continue to punt this project.
 - James Wing stated that he didn't think the UG cared about safety, they just care about dollars up front. If they cared about safety the Clubhouse would already be built. They care about dollars.
- Jennifer Goeke asked if the \$5 million was just construction cost or project cost.
 - Angel Ferrara and Jeff Johnson both stated that it was very vague at the time.
- Jennifer Goeke stated that people will give production cost and forget or not mention the construction cost.
- Angel Ferrara stated that Andy with PGAV has been running some financial models of the project. 2 weeks ago meet with our CFO Dr. Kneuvean and County Administration Office to run through some scenarios. We need to show solutions and ways to fund the project. We are developing these scenarios. We will get there. Show up with support.
- Jennifer Goeke asked if there were any other questions
 - Ian Tomasic wanted to know if the Clubhouse was going to be made of metal
 - Jennifer Goeke stated that she anticipates that it will be concrete slab steel construction.
 - Ian Tomasic wanted to know what the cost to maintain it would be.
 - Jennifer Goeke stated that there are many options for the outside "skin" of the building. Be on top of how the industry is tracking on supply cost.
- Chairman Tom Roberts thanked Jennifer for all her and the companies work.
- Angel Ferrara stated what the next steps are going to look like. Have soft date of June 25 to go to Board Commission with the project. Will be working with County Administration on the next steps on working internally with Commissioners and then if it will go to Standing or Special Session as this is a unique situation. How are we going to pay for this. She will get the timeline and get it to the board for a public meeting.
- Chairman Tom Roberts stated that he needs everyone to talk to their Commissioners and to show up to the meeting and bring friends to help support us, the more people who show up the better chances we have.
- Angel Ferrara stated there are at least 4 Commissioners who keep up regularly on how the discussions are going. She feels like the support is there from several of them.
- When asked, Angel Ferrara suggested that we keep the next June 9th meeting as planned. Thank you everyone for coming and for Jeff Johnson and Jonathan Bennett for all of their hard work as well.

- Chairman Tom Roberts asked if Jeff Johnson or Jonathan Bennett had any updates they would like to bring up at this meeting?
- Jonathan Bennett stated the land is beautiful go play. It is in prime condition it doesn't get any better than it is right now.
- Jeff Johnson stated that rounds are up 15% and revenue is up 23% for the year as of the end of April, compared to the same time in 2025.
- Chairman Tom Roberts asked if anyone had any more discussion or business to bring up?

IV- NEW BUSINESS

- No New Business to Report

V - OTHER BUSINESS

Staff Comments and Updates:

- BOARD MEMBER'S QUESTIONS OR COMMENTS

No Questions or Comments from the Board Members

- ADJOURNMENT

Chairman Tom Roberts requested to adjourn; Mike Gerber made a motion, James Orth seconded the motion, meeting was adjourned at 11:07 a.m. Motion

Carried (Ayes 8, Nays 0)

Tom Roberts/Chairman