

# COLUMBUS GOLF AUTHORITY

## AGENDA

**August 20, 2024**

**CALL TO ORDER: Chairman William Roundtree**

\*Note- Housekeeping measure—please silence cell phones.

**MINUTES: Offered for approval, the minutes of July 23, 2024.**

**WELCOME Deputy City Manager Pam Hodge, Ryan Pruett, and Drale Short: Q & A on golf course SPLOST projects**

**SUPERINTENDENT’S REPORT: Steve Brown – update on course conditions.**

**DIRECTOR’S REPORT: Jim Arendt**

Updates on revenue reports for Bull Creek and Oxbow Creek Golf Courses.

Director’s comments: Briefing on a variety of items.

SPLOST projects update.

**NEW BUSINESS:**

1-Callahan memorial update-see attachments

2-Budget Committee

3-Clubhouse Committee

**OLD BUSINESS:**

**PUBLIC AGENDA: Persons registered to speak to the Golf Authority.**

**ADJOURNMENT**

\***Note-Next Meeting**— September 24, 2024 @ 4:00 pm--Bull Creek Grill.

# COLUMBUS GOLF AUTHORITY MINUTES

JULY 23, 2024

Chairman William Roundtree called the meeting to order.

Ken Crumpler made a motion, seconded by Richard Mahone, to approve the minutes of the June 25, 2024, meeting. The motion passed by unanimous vote.

With Superintendent Steve Brown on vacation, Director of Golf Jim Arendt updated the Authority on course operations and conditions, beginning with a description of immediate equipment needs. The list includes a John Deere Progator unit with assorted implements at a total price of \$91,913.87, available from Beard Equipment Co, Murfreesboro, Tenn., and a Kubota 4-wheel-drive backhoe available at a pre-negotiated state pricing cost of \$45,000, including needed attachments (loader, bucket, grapple and pallet forks) bringing the total price to \$83,950 from Mason Tractor Co. at Waverly Hall, Ga.

Arendt recommended the purchases be made using cash reserves available to the Authority and Ken Crumpler made a motion, seconded by Jim Houston, to authorize the spending of up to \$95,000 on the John Deere purchases and up to \$85,000 on the backhoe equipment. The motion was unanimously approved.

The director also reported that Oxbow Creek's greens have suffered from disease and a USGA expert who was already planning to inspect Columbus' courses came to the city and examined the Oxbow course. He reported the greens were affected by Pythium Root Rot. The typical age of golf greens' life is 25-30 years and the Oxbow greens are 26 years old, the expert said.

The recommendation includes aeration at least 8-10 inches below the greens' surface, for which a contractor must be brought in and estimates sought. The antiquated pumping station now serving Oxbow also must be replaced to provide adequate irrigation to provide proper and healthy growth.

Arendt also said irrigation capabilities may be enhanced by determining if "gray water" would be available for Oxbow use from the nearby Columbus Water Works treatment plant.

A note has been posted at Oxbow informing customers of the greens problem, apologizing for the inconvenience and reducing fees for play during the period of blighted surfaces.

Arendt also noted that the \$2,500 cost of the USGA visit and report was already planned, just moved to an earlier date.

The golf director reported that Bull Creek's revenues for the fiscal year ended on June 30 are still not yet available from the city's Finance Department, but he expects gross revenues at Bull Creek will exceed \$2.413 million. That will reflect about \$43.35 per round of play, and will include at least 294 annual memberships.

He reported that Bull Creek has collected about \$165,295 for the month to date, while Oxbow Creek has generated about \$45,197.

Assistant Pro Nikki Siter reported that Oxbow has one Ambassador training to assist with work inside the pro shop. Meanwhile, she is continuing with efforts to fill out the needed number of ambassadors to close daily shifts at the 9-hole course.

The cash reserves at Bull Creek total \$726,957, with Oxbow's reserves reporting (-\$56,128.57), Arendt said.

The Goodwill/GPGA Gene Siller Memorial grant of \$3,000 has been awarded to local golfer Carl Tutton, the director said. The money may be used to pay for costs of golf activities for the junior golfer.

The Authority-approved rate increases of \$1 weekdays and \$2 weekends were put into effect at Bull Creek on July 1, but Arendt recommended that rates for junior golf remain at \$5 for nine holes and \$10 for 18 holes. Gerald Miley made a motion, seconded by Ken Crumpler, to keep the junior rates at the current level. The motion passed unanimously.

Arendt also noted that the discount rates for senior golf groups playing at Bull Creek will be increased by \$1 per golfer on January 1, 2025, due to 2024 obligations.

A new vendor will be tested at Godwin Creek for a point-of-sale system. Golf Now is the current vendor at Bull Creek and Oxbow Creek, and the new system may be tested at Oxbow as well and could lead to a recommended switch in services in the near future, the director noted.

Another piece of equipment – a Spiker attachment – is needed to help Oxbow’s greens recover, he said, recommending spending up to \$5,000 for the device. Tommy Nobles made a motion, seconded by Jim Houston, to authorize spending up to \$5,000 from the reserve funds for that equipment. The motion passed unanimously.

Arendt reported that Oxbow Creek is awaiting delivery from Yamaha of 41 new carts, with six carts for Godwin Creek also. The purchase has been signed off on by the city and delivery is expected soon, he said.

The director noted that Philip Smith of the city’s Engineering Department, has been identified as the possible project manager for the new golf clubhouse to be erected at Bull Creek from SPLOST funds approved by voters. Before any further action can be taken, decisions must be reached as to expected dimensions of the facility, types of rooms and other matters, he said. It was suggested that someone from the city be made available to brief the Authority on SPLOST plans affecting the golf courses.

In a follow-up report on a previous salary issue affecting course employees, Arendt said the U.S. Department of Labor edicts affecting the posts of Assistant Professional I and Assistant Professional II has resulted in three pay scenarios being offered: 1) keep both affected employees in AP1 status as hourly employees, which would result



in about \$48,458 annual pay; 2) Move AP1 Golf Instructor to a \$43,888 salary and leave the Account Tech as an hourly employee; or 3) Move both employees to \$43,888 annual salary. The assistant pro at Oxbow Creek would be positioned as an AP1I at no additional cost.

A motion was made by Gerald Miley, seconded by Ken Crumpler, to raise the position of the Oxbow Creek assistant pro to AP1I and include the assistant pro at Bull Creek as an AP1I with a salary of \$43,888. The motion was passed unanimously.

Another motion was made by Tommy Nobles and seconded by Gerald Miley to have the Accounting Technician paid at the same rate as the assistant golf professional in the AP1 designation. The motion also passed unanimously.

Tommy Nobles reported that the Columbus Golf Authority Bylaws presented at the last meeting to the full Authority has been reviewed by the city's Legal Department and some adjustments made. He made a motion, seconded by Jim Houston, to adopt the adjusted document as the official Bylaws of the Columbus Golf Authority. The motion was passed by a vote of 5-2.

Chairman Roundtree made a motion, seconded by Ken Crumpler, that the August Authority meeting scheduled for Aug. 27 be moved up one week to Aug. 20, and proper notices to be posted and filed. The motion passed unanimously.

Ken Crumpler made a motion to adjourn, seconded by Richard Mahone, and the vote was unanimous to adjourn the meeting.

Attending were Chairman William Roundtree, Vice-Chairman Richard Mahone, Ken Crumpler, Richard Mahone, Tommy Nobles, Ken Davis, Gerald Miley, Stephanie Leohr and Secretary Jim Houston. Alonzo Jones was absent.

# Sales By Department

## Bull Creek Golf Course

Monday, July 1, 2024 - Wednesday, July 31, 2024

Item by Department, Category, and Sub-Category	Sales					Refunds			Total		
	Qty	Sales	Tax	Cost	Margin	Qty	Sales Refund	Tax Refund	Qty	Sales	Tax
Cart Fees	5,004	\$93,926.62		\$20.00	99.98%				5,004	\$93,926.62	
Food & Beverage	9,638	\$31,338.82		\$3,991.48	87.26%	(3)	(\$11.01)		9,635	\$31,327.81	
Gift Certificate	6	\$250.00							6	\$250.00	
Green Fees	5,541	\$56,802.25							5,541	\$56,802.25	
Memberships	36	\$9,400.00							36	\$9,400.00	
Package	23								23		
Pro Shop	3,024	\$32,663.62		\$10,599.73	67.55%				3,024	\$32,663.62	
<b>Total</b>	<b>23,272</b>	<b>\$224,381.31</b>	<b>\$18,542.21</b>	<b>\$14,611.21</b>	<b>93.49%</b>	<b>(3)</b>	<b>(\$11.01)</b>	<b>(\$0.99)</b>	<b>23,269</b>	<b>\$224,370.30</b>	<b>\$18,541.2</b>



# Sales By Department

## Oxbow Creek Golf Course

Monday, July 1, 2024 - Wednesday, July 31, 2024

Item by Department, Category, and Sub-Category	Sales					Refunds		Total			
	Qty	Sales	Tax	Cost	Margin	Qty	Sales Refund	Tax Refund	Qty	Sales	Tax
Cart Fees	681	\$7,212.34		\$0.00	100.00%	(2)	(\$18.56)		679	\$7,193.78	
Food & Beverage	2,559	\$5,420.09		\$0.00	100.00%				2,559	\$5,420.09	
Gift Certificate	1	\$100.00							1	\$100.00	
Green Fees	2,308	\$32,504.94				(2)	(\$27.30)		2,306	\$32,477.64	
Pro Shop	1,392	\$12,920.01		\$3,643.48	71.80%	(2)	(\$61.41)		1,390	\$12,858.60	
<b>Total</b>	<b>6,941</b>	<b>\$58,157.38</b>	<b>\$5,199.97</b>	<b>\$3,643.48</b>	<b>93.74%</b>	<b>(6)</b>	<b>(\$107.27)</b>	<b>(\$9.67)</b>	<b>6,935</b>	<b>\$58,050.11</b>	<b>\$5,190.3</b>



Golf Director Report-Tuesday, August 20, 2024, submitted by Jim Arendt

Updates:

- Nikki Siter report-
- Reserves (as of August 15, 2024)
  - Bull Creek-\$683,121.53
  - Oxbow Creek-(\$79,590.89)
- 41 Yamaha carts delivered to Oxbow Creek, 6 Yamaha carts delivered to Godwin Creek
- State of Equipment report
- Columbus Water Works meeting-use of grey water, expansion
- Godwin Creek grant update-still live, decision by end of October
- Advertising campaign groundwork has started-photography, video, drone footage-prep for website, social media
- October 15 is City Manager's Day of Golf – all Golf Authority members please plan to participate if possible
- Equipment approved at last meeting has been approved/ordered
- CIGA middle school Fall program to begin September 3, 6 weeks using Bull Creek, Oxbow Creek, and Godwin Creek
- Mayor's Keep Columbus Beautiful tournament – September 13
- Back Columbus Blue tournament – October 3







# Oxbow Creek GC State of Owned Equipment-May 2024

Equipment ID #	Model Year	Equipment Name	Life		Usage Remaining	Percent Remaining	Replacement Cost
			Expectancy (years)				
hg0409-373020	2004	Range Picker Carry-All	5	-15	-300%	\$15,000.00	
rg1248-337225	2012	Carry All	5	-7	-140%	\$12,000.00	
ckb315332	2008	Cyclone Blower	10	-6	-60%	\$9,000.00	
04357-311001583	2011	Toro Greensmaster 3150 mower	10	-3	-30%	\$60,000.00	
74906	2017	Toro Z Master 25HP Tractor	10	3	30%	\$6,500.00	
m01800g055172	1998	John Deer 1800 Utility Vehicle	15	-11	-73%	\$22,000.00	
6228805115	2017	John Deere Sprayer	15	8	53%	\$50,000.00	
1gnfg15w5x1096647	2007	Greens King IV Plus	10	-7	-70%	\$60,000.00	
m00770A130330	2016	Toro Greensmaster 3150 mower	10	2	20%	\$60,000.00	
P5058272	1999	Chevy Van	20	-5	-25%	\$45,000.00	
8086	2024	Ford Transit Van	12	12	100%	\$45,000.00	
8199	1996	Compact Utlly Loader J Deere	20	-8	-40%	\$45,000.00	
	1998	Provost Dump Trailer	20	-6	-30%	\$12,000.00	
	1998	16' Cargo Trailer	20	-6	-30%	\$6,000.00	
	1983	Ford 3000 Tractor	20	-21	-105%	\$60,000.00	
	2022	John Deere Tractor	20	18	90%	\$60,000.00	
	2000	Tycrop Top Dresser	15	-9	-60%	\$35,000.00	
	1994	chipper	15	-15	-100%	\$50,000.00	
	2022	Yamaha UMAX II utility	6	4	67%	\$12,000.00	
	2022	Yamaha UMAX II utility	6	4	67%	\$12,000.00	
	2021	Yamaha gas cart	4	1	25%	\$8,000.00	
	2021	Yamaha gas cart	4	1	25%	\$8,000.00	
	2021	Yamaha gas cart	4	1	25%	\$8,000.00	
	2021	Yamaha gas cart	4	1	25%	\$8,000.00	



## Bull Creek GC State of Owned Equipment - May 2024

Equipment ID #	Model Year	Equipment Name	Life Expectancy (years)	Usage Remaining	Percent Remaining	Replacement Cost
	1985	Ford Tractor	30	-9	-30%	\$60,000.00
	1985	Ford Tractor	30	-9	-30%	\$60,000.00
	1984	Ford Tractor	30	-9	-30%	\$60,000.00
	2022	Yamaha UMAX II utility cart	6	4	67%	\$12,000.00
	2022	Yamaha UMAX II utility cart	6	4	67%	\$12,000.00
	2022	Yamaha UMAX II utility cart	6	4	67%	\$12,000.00
	2022	Yamaha UMAX II utility cart	6	4	67%	\$12,000.00
	2022	Yamaha UMAX II utility cart	6	4	67%	\$12,000.00
	2022	Yamaha UMAX II utility cart	6	4	67%	\$12,000.00
	2021	Yamaha UMAX I utility cart	10	7	70%	\$10,500.00
	2024	Yamaha UMAX II utility cart	6	6	100%	\$12,000.00
	2012	Carry Alls	5	-12	-240%	\$12,000.00
	2022	John Deere Sprayer	15	13	87%	\$50,000.00
	2012	Carry Alls	5	-12	-240%	\$12,000.00
	2022	John Deere Tractor	30	28	93%	\$60,000.00
	2022	John Deere Tractor	30	28	93%	\$60,000.00
	2005	John Deere Loader	20	1	5%	\$84,000.00
	2024	Kubota Tractor/Loader w/ att's	20	20	100%	\$84,000.00
	2014	Toro Top Dresser	15	5	33%	\$35,000.00
	1993	Utility Dump Trailer	20	-11	-55%	\$12,000.00
	1982	Utility Dump Trailer	20	-22	-110%	\$12,000.00
	2006	John Deere Aerifier	15	-3	-20%	\$26,000.00
		John Deere Zero Turn mower	6	-12	-200%	\$13,000.00
		John Deere Zero Turn mower	6	-12	-200%	\$13,000.00
	2012	Toro Sand Pro	8	-4	-50%	\$33,000.00



2009 Toro Sand Pro	8	-7	-88%	\$33,000.00
2024 Toro Sand Pro	8	8	100%	\$33,000.00
2024 John Deere Pro Gator 2020A	12	12	100%	\$37,000.00
2024 John Deere TC125 Turf Collect	12	12	100%	\$16,000.00
2024 Agri Metal Green Roller	10	10	100%	\$27,000.00
2024 Taylor Way 4000 trailer	25	25	100%	\$13,000.00
1997 Kubota Tractor	20	-7	-35%	\$20,000.00
2011 Toro Greensmaster	10	-3	-30%	\$60,000.00
2011 Toro Greensmaster	10	-3	-30%	\$60,000.00
2011 Toro Greensmaster	10	-3	-30%	\$60,000.00
2013 Toro Greensmaster	10	-1	-10%	\$60,000.00
2013 Toro Greensmaster	10	-1	-10%	\$60,000.00
2013 Toro Greensmaster	10	-1	-10%	\$60,000.00
2014 Toro Blower	10	0	0%	\$9,000.00
2004 Buffalo Blower	10	-10	-100%	\$9,000.00
1997 Vermeer Chipper	15	-12	-80%	\$40,000.00
2020 Agri Metal Green Roller	10	6	60%	\$26,000.00
2024 Toro Green spiker	10	10	100%	\$5,000.00
1998 Jeep Cherokee	10	-16	-160%	\$45,000.00
2022 Ford F250 truck	15	13	87%	\$50,000.00
2001 Chevrolet Prison Van	10	-13	-130%	\$52,000.00
2001 Chevrolet Prison Van	10	-13	-130%	\$52,000.00
2024 Ford Transit Van	12	12	100%	\$45,000.00
2024 Ford Transit Van	12	12	100%	\$45,000.00

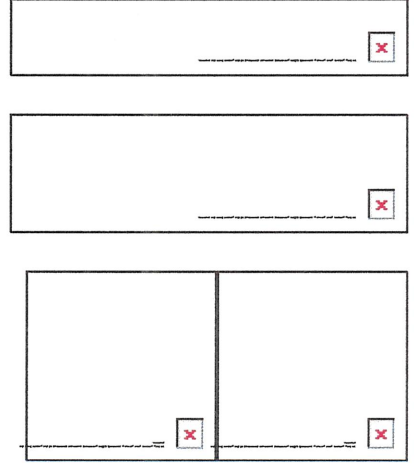


**Jim Arendt**

**From:** Stephanie Callahan <stephanie@abmcol.com>  
**Sent:** Wednesday, August 14, 2024 4:32 PM  
**To:** Jim Arendt  
**Subject:** Re: [EXTERNAL] Re: Lessons

Great,  
Steve Taylor of our board wants to ask if a bench is possible since John Godwin gave his blessing of it not being a conflict overshadowing anything his Dad did. I know that council recommended the acknowledgement be an inside plaque but that it's up to the authority. Also, I agree with Gary Allen that a bench is something we've all seen that doesn't undermine the named course. I'm grateful for the idea of doing a plaque and would just need to ask if we get it made (I'll need specs) so we can establish wording and get it completed before November. Also, I'd like to give Richard's family a heads up for the dedication date in case his Mom is well enough to travel before November. We don't have to combine the Champions dinner along with the dedication, but if you want to have one event and not 2 for season end - we would certainly help sponsor that as well. I just want to get it dedicated in a setting that will honor him. Thanks for your input.

Best regards,  
Stephanie Callahan  
Controller  
Automated Business Machines, Inc.  
[Stephanie@ABMCOL.com](mailto:Stephanie@ABMCOL.com)  
O: 706-561-0075  
F: 706-561-6442



On Wed, Aug 14, 2024 at 4:12 PM Jim Arendt <[Arendt.Jim@columbusga.org](mailto:Arendt.Jim@columbusga.org)> wrote:  
Stephanie,

Midland, GA 31820

7333 Lynch Road

Golf Director-Bull Creek/Oxbow Creek/Godwin Creek Golf Courses

Jim Arendt, PGA



Thank you,

Once settled on the specifics with the Golf Authority I am happy to plan a day of dedication with you.

I am not aware of any Council comments or direction on this matter.

It sounds like you have some information that I don't have yet. Please see that Dr. Roundtree is copied on this. I suggest making your request through him. For the record, I remain in support of honoring Richard.

Stephanie,

On Thu, Aug 15, 2024 at 10:09 AM Jim Arendt <[Arendt.Jim@columbusga.org](mailto:Arendt.Jim@columbusga.org)> wrote:

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**Jim Arendt**

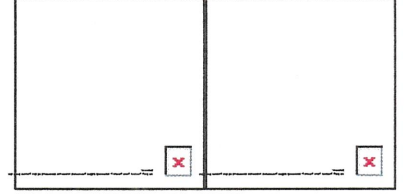
**From:** Stephanie Callahan <stephanie@abmcol.com>  
**Sent:** Thursday, August 15, 2024 10:38 AM  
**To:** Jim Arendt  
**Cc:** William Roundtree, Sr; Skip Henderson; Jason Crowson; John Godwin; Gary Allen; Steve Taylor  
**Subject:** Re: [EXTERNAL] Re: Lessons

Thanks Jim,  
I do believe that you are personally supportive of Richard's honor and I guess I assumed your team kept up with the council meetings. I'm sure that the minutes from Tuesday's meeting will be available to the Authority since you're not aware that the council did reverse the Honor board decision despite Dr. Roundtree's opposition. It was decided towards the end of the 8/13/24 meeting if you wish to view online.

I've also included part of the group behind this project in this email so that we can hopefully move this along with grace and mercy. I will be reaching back out to Columbus monument for the Bronze pricing since it takes up to 6 to 8 weeks to build - but I would need the dimensions that we're allowed to create a wall plaque sooner than later hence my question if you have to wait till month end to give us direction. Also, if the Authority doesn't agree with Gary Allen and our board that the requested bench wouldn't overshadow Bills legacy - I've included John Godwin in this email who has been supportive of Richard's honor from the beginning and is actually part of the decision behind the original proposal. Again, I am hoping that we can get a dedication in place before November due to Richard's Mom having to travel from WV. She's 88 and lives on a mountain named after their family on Callahan Hill that is known to ice over early and we're keeping all factors in mind with sharing this honor with her.

Thanks again

Best regards,  
Stephanie Callahan  
Controller  
Automated Business Machines, Inc.  
[Stephanie@ABMCOL.com](mailto:Stephanie@ABMCOL.com)  
O: 706-561-0075  
F: 706-561-6442





*"The greater the reward at the end of a journey is determined by how you handled the struggles along the way." ~ (By Sandra T Davis)*

From: Jim Arendt <[Arendt.Jim@columbusga.org](mailto:Arendt.Jim@columbusga.org)>  
Sent: Thursday, August 15, 2024 1:08 PM

To: Sandra T Davis <[Davis.Sandra@columbusga.org](mailto:Davis.Sandra@columbusga.org)>

Cc: William Roundtree, Sr <[theroundtree53@gmail.com](mailto:theroundtree53@gmail.com)>

Subject: excerpt from last Council meeting

Hello Sandra,

Would you please forward to me and Golf Authority Chairman Dr. William Roundtree some information from the last Council meeting. What I seek is an excerpt from the portion of the meeting that discussed the request from Stephanie Callahan to honor Richard Callahan. Please include Council findings/decisions on this matter allowing me to pass on the correct and complete information.

The Golf Authority meets next week, on the 20<sup>th</sup>, which is an exception that I need to note to you anyway. I need to include this in my pre-meeting packet to the Golf Authority.

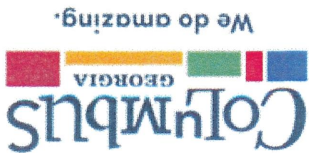
Thank you always!



Jim Arendt, PGA  
Golf Director-Bull Creek/Oxbow Creek/Godwin Creek Golf Courses  
7333 Lynch Road  
Midland, GA 31820  
706-225-3047

Georgia PGA Patriot Award Recipient 2023  
Georgia PGA Patriot Award Recipient 2020  
Georgia PGA Professional of the Year Award Recipient 2009  
Georgia PGA Merchandiser of the Year Award-Public Recipient 2007  
Georgia PGA Merchandiser of the Year Award-Public Recipient 2004





From: Sandra T Davis <Davis.Sandra@columbusga.org>  
 Sent: Thursday, August 15, 2024 1:18 PM  
 To: Jim Arendt <Arendt.Jim@columbusga.org>  
 Cc: William Roundtree, Sr <theroundtree53@gmail.com>  
 Subject: RE: excerpt from last Council meeting

Good Afternoon Jim,

Provided below is the excerpts that are expected to be included in the August 13, 2024 Council Minutes. The final version would not be submitted until the next Council Agenda. Thanks,

Councilor Thomas made a motion for Council to reconsider the action taken at the July 23, 2024, Council Meeting regarding the Honorary Designation Application submitted by Jason Crowson / Stephanie Callahan to honor Richard Callahan at Godwin Creek Golf Course, seconded by Councilor Hickey and carried unanimously by the ten members of Council.

Councilor Thomas made a motion to approve the original request and for the applicants to work with the Golf Course Authority, seconded by Councilor Crabb and opened for further discussion.

After a discussion was held, Councilor Tucker made a substitute motion to preference a plaque in the appropriate location working with the Callahans and the Columbus Golf Course Authority in honor of Richard Callahan, seconded by Mayor Pro Tem Allen and carried by an eight-to-one vote, with Mayor Pro Tem Allen and Councilors Chambers, Cogle, Crabb, Garrett, Hickey, Huff and Tucker voting in favor, Councilor Thomas voting opposition, and Councilor Davis being absent for the vote.

*Sandra T. Davis*

Sandra T. Davis

Clerk of Council

Council of Columbus, Georgia

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Direct Line: 706-225-3158

Email: [davis.sandra@columbusga.org](mailto:davis.sandra@columbusga.org)



