

OTTUMWA CITY COUNCIL MINUTES Item No. B.-1.

SPECIAL MEETING NO. 32
Bridge View Center, 102 Church Street

December 12, 2023
5:00 O'Clock P.M.

The meeting was called to order at 5:00 P.M.

Present were Council Member Galloway, Hoffman, McAntire, Roe and Mayor Johnson.
Council Member Pope was absent.

Roe moved, seconded by Galloway to approve the agenda as presented. Motion carried 4-1. Absent: Pope.

City Admin. Rath introduced three candidates who submitted proposals to the Cedar Creek Golf Course Operations RFP. Each will have ten mins. to present; followed by a set of eight questions to be answered within fifteen mins. Additional questions may be asked of council after all have presented.

Champion Bowl of Ottumwa Ltd, DBA DTech Enterprises – Doug Techel presented.

Highlights: Successful business owner in Ottumwa for over 20 yrs.; surround yourself with smart people; treat customers and employees with respect; never settle for mediocracy; fundraisers will continue; price structure remains the same, with a slight increase the following year; all key positions will be asked to remain on staff; I want to keep all of the scheduled tournaments – this is a community asset that brings in people from all areas; Greg has done a fantastic job with the course; the golf course is a park and as parks go, you need plenty of water in storage and tree maintenance; have been in contact with IHCC possibilities of hosting collegiate events; I think it's very important to keep it local.

A.A.W. Golf Group, LLC – Adam Wilson presented.

Highlights: I am the ideal candidate; 15 yrs. of personal experience working under my Dad (Greg Wilson) at Cedar Creek; creating and running new tournaments and events; proven track record of running the course efficiently; Cedar Creek is very playable from senior citizens to families with younger children; the customers at Cedar Creek are more than happy with the way we have operated things for the past two decades; relationships formed with customers make it easy to be here; my proposal is competitive yet fair; I want to build upon the legacy already established at Cedar Creek; maintain the beauty and integrity of the course; continue with charitable events for the community; I know the people, I know the course, I have the public support and I think they want me to be here.

Maxim Golf Solutions, LLC – Bryan Minnis, CEO, presented.

Highlights: Maxim was formed in 2011 to meet the needs of golf course owners and operators who could benefit from the expertise of industry professionals offering affordable services and sensible solutions to the challenges faced in today's golf economy. Missouri based Company; manage a number of properties throughout Missouri, Kansas, Arkansas, Utah; staff includes professionals in every facet of club operations including golf shop operations, food & beverage, grounds & maintenance, sales & marketing, membership, training, clubhouse mgmt. and technology; Our mission is to provide the highest level of qualify golf, recreational, and social experiences possible to our Members & Patrons. We know the course has been treated well and we want to continue to provide an excellent product; golf appears to be an anchor amenity for the City of Ottumwa and we would look at trying to draw outside visitation to the course.

Q&A with Council; a few highlights

Confirm that the course will remain open to the public and not become "semi-private" with increased fee structures; Maintain the integrity of the course and keeping it accessible to all levels of golfers (senior citizens, families, children, handicap); Continued work with the leagues in place and possible growth for

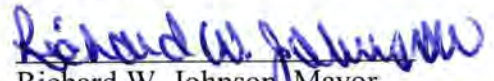
more to be formed; Concern of keeping business practices local (purchasing merchandise, catering, etc.); Council wants to see passion for Ottumwa; What are some things that will move the course to the next level?; Pricing structures vary; are they sustainable?

Roe moved, seconded by Galloway to table Resolution No. 205-2023, Awarding of RFP-Cedar Creek Golf Course Operations, until the next mtg. Roe stated he has a solid reason for tabling this item; we have been through an entire election cycle with much criticism as a council that we make decisions without a full council present, and yet again tonight we are short one council person. I think we run the risk of damaging relationships with one or multiple folks up here tonight should we disagree; table this item until the entire city council is here to make a decision and discuss this topic at length. Numerous people from the audience voiced their concerns; time is of the essence, can you guarantee that you will have a full council in attendance Tuesday? It was explained that if council were to vote tonight, and it ends in a tie vote (2-2), nobody will be awarded the contract. Council person Pope's vote counts as a No when she is absent. Motion carried 4-1. Absent: Pope.

There being no further discussion, Galloway moved, seconded by Hoffman that the mtg. adjourn. Motion carried 4-1. Absent: Pope.

Adjournment was at 7:23 P.M.

CITY OF OTTUMWA, IOWA


Richard W. Johnson, Mayor

ATTEST:


Christina Reinhard, IaCMC, City Clerk

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