



**MNGL Pre-Proposal Meeting/Tour  
August 30, 2013**

Questions/Answers

1. Questions: How much has the City spent on minimal maintenance and how much do they plan to spend to get it ready for next year?  
Answer: \$44,000 to get it ready for next year; process has begun and will go until mid-October. The minimally maintained contract for the year is \$98,000.
2. Questions: Could we get a list of what the intentions are on the go forward basis for the next 60 days to get the course ready (as far as a checklist of what will be done)?  
Answer: Will bring the course back to playing condition (greens, tees, fairways, moving sand in the bunkers), but not all the rough areas, not weed eating or fine tune stuff. Will do winter treatment and have fertilizer left to do on tees and greens. The course would be put to bed like it would normally be put to bed. Had to spray some of the tees because of crabgrass; will get another application once it cools down.
3. Questions: Is there a definition for recreation? Does the definition include motor car racing?  
Answer: There isn't additional detail about what public recreation means; could use dictionary meaning. Regarding motor car racing; this will need to be researched. Public recreation could be hiking, biking, camping; could be sports uses like soccer fields.
4. Are the two 18 holes property all on one piece or two or more multiple pieces of property?  
Answer: The whole property (36-hole) has been platted; there are some small outlots that did not have to do with the golf course. See platted parcel map located at the end of this report.
5. Questions: What has being done as far as mowing greens and tees?  
Answer: Have used City and Randy's equipment rotaries mostly; next week they are renting two fairway reel mowers, two tee mowers and a bunker rake; the fairways will be brought down to 3/4 and greens will be brought down 9/64; collars and tees to 5/8 - 3/4. Will start intensely about September 9 to step it down and finish by around October 18 and winter treatment will be applied on all greens, tees, approaches, and LOW fairways.
6. Questions: How is the irrigation system?  
Answer: This year has been pretty good; couple let loose in the spring but so far been good; all pump houses have been good and solid; average a couple of small leaks in the season; nothing major lately. The irrigation system needs to have a repeater installed.
7. Questions: Have the pumps been serviced by the prior operator on a regular basis?  
Answer: Randy Juliar has worked for the prior operator and has been at the course for many years; City staff has been hands off position with this golf course; it was run by the private operator, their maintenance people, etc. Randy is most knowledgeable. Low pump house has two pumps, a 50 hp and 30 hp. Both pumps were reconditioned in 2007. The 30 hp pump was reconditioned again in 2012.

8. Question: Is it well water?

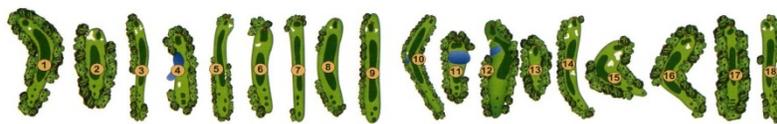
Answer: The low pump house is pumped from the lagoon, but there is a well there to feed it if the level drops. It's a 16-30 horse pump; jumps on with a switch and then it is flow control. The old high's is pressure tank and jumps on with a switch and then operated by pressure. The new nine is a variable speed drive and those two are wells (the old high and the new nine are from a well).

9. Questions: Are the irrigation systems inner-connected?

Answer: No, there are three separate irrigation systems. Four years ago they got all new satellites and the Synergy Toro System run by the computer on the low-lands; the new nine is run from the vari-time clock in the half-way house and the old highs is run from the vari-time clock in the club house.

10. Questions: Can we get a copy of a score card?

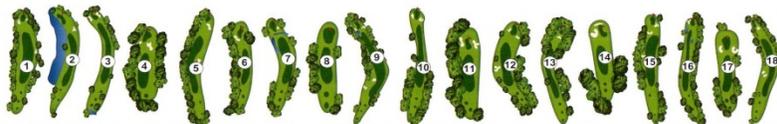
Answer: See below.



HIGHLANDS 18																								
HOLE	1	2	3	4	5	6	7	8	9	OUT	I	10	11	12	13	14	15	16	17	18	IN	TOT	HCP	NET
Blue	71.2/127	318	164	428	167	526	188	564	385	406	3146	656	152	357	103	504	327	378	171	488	3136	6282		
White	69.6/124	286	152	414	150	514	135	540	373	390	2954	637	124	346	84	494	308	360	149	475	2977	5931		
Gold	66.9/119	280	143	290	135	476	118	456	349	372	2619	553	117	305	84	420	301	352	137	455	2724	5343		
Red	70.1/119	263	124	286	115	468	102	415	302	349	2424	553	103	271	70	413	284	312	129	443	2578	5002		
Par		4	3	4	3	5	3	5	4	4	35	5	3	4	3	5	4	4	3	5	36	71		
Handicap		1	17	3	15	7	13	5	11	9		2	14	10	18	4	12	8	16	6				
PIN PLACEMENT: <input type="checkbox"/> Red - Front <input type="checkbox"/> White - Middle <input type="checkbox"/> Blue - Back												1 (651) 388-9000 www.countryinns.com/redwingmn		Red Wing Nichols Inn 1750 Hwy. 61, Red Wing 651-388-6633 www.nicholsinn.com										
FAIRWAY YARDAGES: ● Red: 100 yds; ● Black: 150 yds; ● Blue: 200 yds												love this Country.												

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TOURNAMENT COURSE																								
HOLE	1	2	3	4	5	6	7	8	9	OUT	I	10	11	12	13	14	15	16	17	18	IN	TOT	HCP	NET
Blue	71.6/135	405	540	415	163	380	215	360	165	511	3154	454	184	352	401	181	540	498	217	508	3335	6489		
White	70.3/131	395	529	379	153	370	180	322	157	501	2986	447	153	337	386	172	525	488	205	496	3209	6195		
Gold	68.2/127	372	459	348	150	312	142	308	149	485	2725	402	145	310	371	145	449	464	137	481	2904	5629		
Red	71.7/125	335	455	338	147	307	129	302	147	481	2641	388	143	271	368	115	437	438	130	433	2723	5364		
Par		4	5	4	3	4	3	4	3	5	35	4	3	4	4	3	5	5	3	5	36	71		
Handicap		5	1	7	17	9	13	11	15	3		2	18	10	4	14	8	12	16	6				
PIN PLACEMENT: <input type="checkbox"/> Red - Front <input type="checkbox"/> White - Middle <input type="checkbox"/> Blue - Back												1 (651) 388-6716 620 Main Street Red Wing, MN lbagency.com		1 (651) 388-9000 www.countryinns.com/redwingmn										
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11. Questions: How deep are the wells?  
 Answer: Below is information on two of the wells:

LOCATION OF WELL				STATE OF MINNESOTA DEPARTMENT OF HEALTH WATER WELL RECORD		MINNESOTA UNIQUE WELL NO. 416008																																																							
County Name: Goodhue				Municipality Number: 113		Range: 14W																																																							
Section Number: 36				Township: 35S		Range: 22W																																																							
Property Owner's Name: Red Wing - Golf Course				Address: Red Wing, MN 55066																																																									
Well Depth (Completed): 315				Date of Completion: 8-17-85																																																									
<table border="1"> <tr> <th>FORMATION LOG</th> <th>COLOR</th> <th>TEXTURE / FOUNDATION</th> <th>FROM</th> <th>TO</th> </tr> <tr> <td>Clay</td> <td>Brown</td> <td>Med</td> <td>0</td> <td>15</td> </tr> <tr> <td>Gravel</td> <td>Brown</td> <td>Soft</td> <td>15</td> <td>85</td> </tr> <tr> <td>Shale</td> <td>Blue</td> <td>Hard</td> <td>85</td> <td>125</td> </tr> <tr> <td>Sand Rock</td> <td>Yellow</td> <td>Med</td> <td>125</td> <td>150</td> </tr> <tr> <td>Sand Rock</td> <td>Gray</td> <td>Hard</td> <td>150</td> <td>315</td> </tr> </table>				FORMATION LOG	COLOR	TEXTURE / FOUNDATION	FROM	TO	Clay	Brown	Med	0	15	Gravel	Brown	Soft	15	85	Shale	Blue	Hard	85	125	Sand Rock	Yellow	Med	125	150	Sand Rock	Gray	Hard	150	315	<table border="1"> <tr> <td>1. CASE</td> <td><input checked="" type="checkbox"/> Cased</td> <td><input type="checkbox"/> Open</td> <td><input type="checkbox"/> Drilled</td> <td><input type="checkbox"/> Auger</td> <td><input type="checkbox"/> Other</td> </tr> <tr> <td>2. DRIVE SHEET</td> <td><input type="checkbox"/> Yes</td> <td><input type="checkbox"/> No</td> <td>Weight</td> <td>18</td> <td>85</td> </tr> <tr> <td>3. WEIGHT</td> <td>12</td> <td>124</td> <td>Weight</td> <td>18</td> <td>125</td> </tr> <tr> <td>4. WEIGHT</td> <td></td> <td></td> <td>Weight</td> <td>12</td> <td>315</td> </tr> </table>				1. CASE	<input checked="" type="checkbox"/> Cased	<input type="checkbox"/> Open	<input type="checkbox"/> Drilled	<input type="checkbox"/> Auger	<input type="checkbox"/> Other	2. DRIVE SHEET	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Weight	18	85	3. WEIGHT	12	124	Weight	18	125	4. WEIGHT			Weight	12	315
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5. STATE WATER LEVEL: 5 Date Measured: 8-17-85				6. TESTING LEVEL (Depth in feet): 100 No. after: 5 No. samples: 1,000																																																									
7. WELL HEADWORKS: <input checked="" type="checkbox"/> None <input type="checkbox"/> Pressure applied <input type="checkbox"/> Other				8. WELL GROUTED: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Grout: 0 Depth: 124 Type: 11																																																									
9. HIGHEST SOURCE OF POSSIBLE CONTAMINATION: 1,000 <input checked="" type="checkbox"/> Sewer <input type="checkbox"/> Other				10. PUMP: Date installed: 8/27/85 Manufacturer's Name: Groundfos Model Number: SP 75-2 Length of deep pipe: 87 Capacity: 480 Material of deep pipe: Steel 4" Type: <input checked="" type="checkbox"/> Electrically <input type="checkbox"/> L.S. Tubing <input type="checkbox"/> Compressing																																																									
11. REMARKS: Elevation source of data, Inc. Mount Simon Galesville - Eau Claire Aquifer				12. WATER WELL CONTRACTOR'S CERTIFICATION: This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief. KIMBS - BAUER INC., 521 Address: 21830 Lillehei Ave., Hastings, MN 55033 Signed: Les Anderson, Date: 9/17/85																																																									

Below is information on the third well:

10" cased and grouted  
 732' deep  
 623 10" casing  
 Mount Simon formation  
 75hp  
 300gpm  
 Pump replaced 2005  
 Pump set at 462'

12. Questions: Did you aerify this year?  
 Answer: No, last September the lows were aerified; the day after Labor Day 5/8 inch tines; removed the cores and sand in. The highlands are done every other October.

13. Questions: Were all 36 holes built sand-based.  
 Answer: Yes, same company (Mid-West Irrigation).

14. Question: Are there any problem greens?  
Answer: Generally, all 36 greens are acting the same. The low 5, low 13, high 1 and high 4 - some of those greens are in their own micro-climate, they are back in the valleys and such. All greens can be treated the same; Randy knows what to look at on those greens because of the micro-climate.
15. Question: Is it a block system around the greens or is it valve in head flow control?  
Answer: Electric valves turn on the greens; all five heads. All the fairways are valve in heads. Highland tees are valve in head and lowland tee are electric block valves.
16. Question: Did the City buy the highlands.  
Answer: The previous operator arranged to purchase the properties and the City acquired them.
17. Question: What kind of aquifer is there?  
Answer: This should be on the well specs; will provide the well information on the Web site.
18. Question: What 18 holes get played more?  
Answer: Residents play more down below; visitors typically play the highlands.
19. Question: What is the soil?  
Answer: A lot of good deep black dirt and some shale – a variety.
20. Question: Does the City have any intent to build the cart paths?  
Answer: This will probably be a discussion through the RFP process; the capital equipment part of the RFP process.
21. Question: What is the estimate if the City rebuilds the cart paths?  
Answer: The City isn't capable of rebuilding the paths because of downsizing of staff. The City planning document includes \$100,000+ to fix cart paths.
22. Question: Will the wall on 17 be repaired from storm damage and other tree damage.  
Answer: Staff will fix this yet this year.
23. Question: Does the \$98,000 to minimally maintain and the \$44,000 to bring it back to playing shape include Randy's costs.  
Answer: Yes.
24. Question: What is the zoning for other uses; are there bluff restrictions, restrictions on commercial/residential development?  
Answer: The golf course is currently zoned AC (Agriculture Conservation) which is very restrictive zoning and does not allow for commercial or residential development. Use of any portion of the property for residential or commercial use would require rezoning of the property. The City does prohibit development of bluff slopes in excess of 25 percent. Parcels one and two can only be used for public recreation. Most of the property that could be developed if rezoned is in the upper elevations of the property with minimal access public access. In addition, public water and sewer utilities would be very expensive to provide to the golf course property. There are many barriers to residential and commercial development of the golf course.

25. Question: In the RFP to what extent does the City expect the proposer deal with activities other than golf, like winter activities, etc. With respect to winter activities will the operator have some responsibility for ski trains, etc.  
Answer: In the past (with respect to cross-country skiing), it was not the responsibility of the operator but rather a local group in town that did grooming of trails. This has been done with cooperation of the owner-operator of the facility and City.
26. Question: Give snapshot of what the former operator's lease agreement was; the length of term, the general terms?  
Answer: The lease is on-line under Mississippi National Golf Links Background Information: [Second Amended and Restated Golf Course Lease.](#)
27. Question: Is the former operator involved at this time in any way in terms of ownership?  
Answer: No.
28. Question: Does Wendell have rights to the name  
Answer: MNGL is not Wendell's name, city attorney opinion; don't know about the logo.
29. Question: Would the City sell MNGL Logo  
Answer: That is a question that will have to be asked; don't know.
30. Question: Regarding the food/beverage requirements, does the City reserve the opportunity to negotiate who pays for the equipment?  
Answer: In the RFP's the City will look at how proposers will address it. There are health code issues in the upper and lower kitchen and bar areas.
31. Question: For capital improvement, if understood correctly, in the RFP the City states that they expect the lessee or operator to pay for it and provide it.  
Answer: If the lessee or operator were going to put a significant amount of capital upgrade into it the City would look at a longer contract. Reference was made to look at the RFP.
32. Question: Does the City have any maintenance equipment?  
Answer: No, other than what was talked about at the driving range. The City would not be in the driving range business with a new operator.
33. Question: Has there been a PCA done, how is the HVAC, the roof, big structural items?  
Answer: The roof is due, HVAC has been replaced. There is a VFA analysis of the building (aged based) that can be supplied as well. Banquet room furnace and AC were new in 1991; pro shop furnace and AC were new in 10-18-12; pressure tanks and well pump for club house were new on 6-28-10 with 1.5hp pump set at 115'; roof top unit for upper level was new in 2010; roof top unit for lower level was new in 2007; both make up air units for the kitchens were replaced in October of 12 never used.