

Angelica Avila

From: vern byggdin [REDACTED]
Sent: Monday, October 14, 2024 12:28 PM
To: City Clerk
Subject: Haste makes waste -- special council meeting 10-15-24

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Dear Mayor, City Councillors and City Manager

[Please read into the minutes of the Special Council Meeting, Oct 15, 2024]

As property owners in IW and golfers that very much enjoy the experience offered by both of the IWGR courses, we are concerned that the City is moving too quickly in its efforts to undertake massive modifications to the Players course.

We are unable to participate in tomorrow's Special Council Meeting due to the abbreviated advance notice provided to citizens, however we have taken time today to read the relevant documents attached to the meeting agenda, reflect upon the recent history of this large capital project, and note the following. Yes, these may come across as simply 'armchair quarterback' complaints, but the fact that these points exist are strong indicators that this project plan has too many rough edges.

Initial construction bids were solicited by the City and responses were significantly over budget. This is cause for concern, as it implies a disconnect between the design and the original budget. Design drift and scope creep are common when project controls are not strong.

A subsequent round of bidding was led by Troon, a current City contractor. Ostensibly, this was because bidders might not want to contract directly with the City. A cynic would suggest that with the City paying all the bills, there exists no motivation for Troon to stringently manage scope creep. It was also suggested that by releasing the bid package, Troon could use its industry contacts to ensure multiple bids. Surely Troon, as a good business partner of the City, could help us attract bidders without having to be inserted into the structure of the bid arrangement.

Why would we anoint Troon as project manager while all cost over-runs are payable by the City.. This is a major structural issue with the proposed contractual arrangement. We also note that the recommended bid includes ratchet clauses for price increases and overruns, but no corresponding decreases for potential economization or in-flight scope reduction.

Water is a precious resource; especially in a desert. Apparently, we do not inspect our irrigation systems regularly. There was a troubling sentence contained in the Staff Report that would alone give a reasonable person pause to proceed at this time.

"Upon closer inspection it was also discovered that many irrigation valves were leaking or malfunctioning necessitating their replacement."


We don't have a good sense of the status of our existing capital assets and begs the question of what other information are we missing by moving too fast. Who is responsible for these inspections — Troon or city staff? What else are we not inspecting regularly?

What contingency plans exist if tribal monitoring uncovers something of tribal import? Who decides what is important? Could this not imperil the entire golf course?

Having witnessed the soil erosion on both courses caused by heavy rainfalls in recent years, special attention to erosion control should have been part of the original design. This is another indication that the project team is moving too quickly.

We very much appreciate that the City wants to maintain the high level of player satisfaction associated with IWGR and the tax dollars the associated hotel stays bring in. As a high level objective — we agree entirely. We should continue to move this golf course project forward as capital assets certainly require on-going maintenance and upgrades, but not necessarily towards a full re-construction of the Players course, and certainly not by pushing construction to commence in March of 2025.

Haste makes waste, and we believe the City needs to do more homework and demand better from Troon (and itself) before proceeding with major capital upgrades at IWGR. Let's see if the new restaurant lives up to its billing before accepting at face value another questionable project financial impact forecast.

Sincerely,
Sandra and Vern Byggdin

Indian Wells, 92210

Angelica Avila

From: Angelica Avila
Sent: Monday, October 14, 2024 1:33 PM
To: City Clerk
Subject: FW: Rush to Judgement

|
From: James Crawford [REDACTED] >
Date: October 14, 2024 at 12:17:46 PM PDT
To: Chris Freeland <cfreeland@indianwells.com>
Subject: Rush to Judgement

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I don't frankly understand why the City of Indian Wells and the City Manager are in such a hurry to push through an expenditure of \$13 to \$15 million during a period when many residents are not yet in the desert. The price seems outrageous for what little dirt will be moved – if reconfiguring the Players Course is the primary goal.

Sent from [Mail](#) for Windows

Angelica Avila

From: Angelica Avila
Sent: Tuesday, October 15, 2024 8:09 AM
To: City Clerk
Subject: FW: Special Session

From: Ruth A <[REDACTED]>
Sent: Tuesday, October 15, 2024 7:37 AM
To: Greg Sanders <gsanders@indianwells.com>; Dana Reed <dreed@indianwells.com>; Donna Griffith <dgriffith@indianwells.com>; Bruce Whitman <bwhitman@indianwells.com>; Ty Peabody <tpeabody@indianwells.com>; Chris Freeland <cfreeland@indianwells.com>; Peter Castro <pcastro@indianwells.com>
Subject: Special Session

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To Whom It May Concern,

Ron and I wish to postpone approving the changes for the golf course project. We feel it is too soon to approve such a large expenditure of funds without further research, information and alternatives provided to residents.

We vote to delay approval.

Thank you,
Ron & Ruth Agresti
Ruth Agresti
[REDACTED]

Angelica Avila

From: Angelica Avila
Sent: Tuesday, October 15, 2024 8:10 AM
To: City Clerk
Subject: FW: Delay - please reply.

From: maureen smith <[REDACTED]>
Sent: Monday, October 14, 2024 4:26 PM
To: Donna Griffith <dgriffith@indianwells.com>; Ty Peabody <host@iwviews.com>; Bruce Whitman <bwhitman@indianwells.com>; Greg Sanders (home) <councilmangregorysanders@gmail.com>; Dana Reed <dreed@indianwells.com>; Chris Freeland <cfreeland@indianwells.com>
Subject: Delay - please reply.

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Hello,

Kindly delay meeting re golf expenditures till more residents viewpoints can be garnered.
As well, why was the issue re home grade levels /hedge height just dropped before hearing more residents concerns as was discussed would be the case in the September meeting??
A reply to residents emails is expected- and appreciated, but for some reason seems rare. Comments??
Thank you, M and B Emswiller

Sent from my iPad