

**STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE**

The Golf Course Advisory Board of the City of Grapevine, Texas met in regular session on this **17th of April 2025** at 5:00 p.m. at the Grapevine Golf Course, 3800 Fairway Drive, with the following members present:

- ✓ Louis Capone            Member (Present)
- Mark Wykes            Member (Present)
- ✓ Robert Blalock        Member (Present)
- Tom Cherry            Member (Present)
- ✓ Ronnie Hatley         Member (Present)
- ✓ Dion Christison       Member (Present)
- ✓ Jonathan Wall         Member (Present)
- Ryan Gradke           Member (Present)

Constituting a quorum, with the following members of the City Staff:

Robert Singletary	Director of Golf
Eric Hunt	Head Golf Professional
Merlin Tielkemeir	Head Superintendent
Meghan Herrera	Assistant Restaurant Manager
Paul Slechta	City of Grapevine Council Member

**CALL TO ORDER**

Tom Cherry called the meeting to order at 1:01pm.

**CITIZEN COMMENTS**

No citizen comments.

**New Business**

1) Robert commented on the 2<sup>nd</sup> quarter reports. Rounds were down 5% but total revenue up by 5% (rate increase). Year to date total golf revenue up 11% to prior year with rounds up 3%. We are trending very nicely into the 3<sup>rd</sup> quarter with better weather. Tom Cherry asked how many days we are on the mats? RS answered around 3-4 days per week to save our grass turf for the weekend. Mark asked how we are on total revenue to budget and Robert said we are ahead of budget and prior.

Persimmon's is ahead of prior year in 2Q and ahead prior year total by 22%. They are looking to break even for FY25. This is due to non-golf events Meghan and Molly are booking.

Several successes were the new carts with better batteries, tires and alignment/towing. The new short game facility is a smashing success as it is very popular.

Some challenges we experienced was management on Persimmon's side.

We are looking forward to summer and warmer conditions so the Poa can disappear. Concourse may be open around July/August as we are getting inquires about using the facility.

2) Merlin commented on the golf course conditions. Good news that the Poa will leave around 3-4 weeks for better putting surfaces. The Bermuda is starting to grow and will choke out the Poa. They have sprayed everything and other courses have the same issues as we do. Some courses are resurfacing their greens (Texas Star) due to Poa.

Robert started the conversation about greens resurfacing. We would start with Bluebonnet in 2026, then Mockingbird in 2027 and finish up with Pecan in 2028. Bermuda greens last around 15-20 years and ours are much older than 20 years old. We have done soil test and we would go 4 inches deep to remove organic matter. When/if approved, we would probably start the first of May and be open (hopefully) the first of October. Tom asked how it would be paid for and Robert answered out of our FY26 budget. Robert Blalock asked who would do the resurfacing and RS answered more than likely Robert Fleetwood's company.

They have finished their bunker project by adding some more sand in most of the bunkers. They have had some irrigation issues throughout the course that they continue to work on.

3) Meghan commented on Persimmon's. We have had several staff changes (FOH and BOH) along with management changes. We hired Ulisis as our kitchen manager and would work on COGS, a new menu and make the kitchen more efficient.

We have had several non-golf events which Molly is helping with and Mark asked what is the percentage of events vs regular business... 30-35% is events. We have had more repeat business who have booked events. Madison is helping with bartending training and has added specialty cocktails during the year.

Tom asked about our possible kitchen upgrade. Small changes have been added, we have rearranged the kitchen to add room and storage is still an issue during the busy season. A small conversation about Persimmon's catering with the newly remodeled Concourse.

4) Eric commented on the instruction programs which continues to grow. David's junior academy has grown so much he had to split his class up due to his growth on Wednesday's and Sunday's. Chris Martin is starting to teach beginners and is having success.

The outing inquiries continues while the amount of opening is still relatively smaller than 2024. Groups of 20+ players are required to do food in Persimmon's.

### **CONSIDERATION of MINUTES**

Consideration to approve the minutes from the January 16<sup>th</sup>, 2025 meeting were approved by a motion by Ronnie Hatley with a second from Dion Christison.

### **ADJOURNMENT**

Tom Cherry asked for an adjournment of the meeting (1:53pm) and a second was made by Robert Blalock. All were in favor and no one opposed.

ATTEST:



Robert Singletary  
Director of Golf

APPROVED:



Tom Cherry  
Chairman