

MEMORANDUM

To: Mayor and City Council Members
Steve Parker, City Manager

From: Bruce Allen, Golf Course General Manager

Through: Rick Cortes, Deputy City Manager

Subject: Evaluation Of Starcke Park Golf Course By NGF Consulting

Date: July 25th, 2022

In January we requested \$1,500,000 of ARPA funds for the renovation of the Golf Course irrigation system. We requested these funds in the hopes they would be the foundation for a larger renovation. With that in mind we contracted with the National Golf Foundation to conduct a study of our operational and capital needs. Ed Getherall led the study for the NGF team and has completed the study. He will make a brief presentation highlighting his recommendation at the August 2nd Council meeting. Upon Council direction, we plan to review his operational recommendations and implement the changes he recommends as time and finances allow. Our main reason for the presentation is to present their recommendation for capital improvements and the estimated cost of those improvements.

NGF has given us two capital improvement options. Options 1 and 2 can be found on pages 52 and 53. Our Advisory Board and Staff agree that Option 2 – Critical Fix Improvement Plan makes the most financial sense for us. The fiscal impact on the City's General Fund for the project and for continuing as we are, can be found on pages 96 and 97. If we do nothing, NGF projects a gradual decline in revenue and an increasing dependence on the General Fund to cover our operating losses and debt service. If we undertake a renovation, NGF projects operating surpluses but acknowledges that our equipment, carts, and capital improvements will still need to be funded out of the City's General Fund.

We are at a crossroad. Our irrigation system, greens, tees, bunkers, and fairways are past the end of their expected lifespans. We can continue down this road, but it will only delay the inevitable and it will require a substantial contribution from the General Fund, or we can spend a little more and insure the viability of Starcke Park Golf Course for another twenty-five to thirty years.

Staff recommends we undertake the project, and for the reasons listed in the 2 Year Renovation Concerns Report, Staff recommends we undertake the project in one year.