



# The City of Lago Vista

*To provide and maintain a healthy, safe, vibrant community, ensuring quality of life.*

**AGENDA  
GOLF COURSE ADVISORY COMMITTEE  
TUESDAY, JULY 12, 2016, 6:00 PM  
CITY COUNCIL CHAMBERS  
5803 THUNDERBIRD  
LAGO VISTA, TX 78645**

NOTICE IS HEREBY GIVEN that the Golf Course Advisory Committee of the City of Lago Vista, Texas will hold a meeting in the Council Chambers, City Municipal Building, 5803 Thunderbird, on the above date and time for discussion and possible action on the following:

**CALL TO ORDER, CALL OF ROLL**

**PUBLIC COMMENTS: Citizens who wish to address the Committee on any agenda and/or non-agenda item will have three (3) minutes to express their position.**

**BUSINESS ITEMS**

1. Update on Golf Operations from Golf Manager/Director of Golf
  - a. YTD financial performance of golf courses
  - b. Junior clinics and camps
  - c. Marketing update
  - d. LV Grill performance
  - e. Highland Lakes GC update (Cart barn, land swap, parking, etc.)
  - f. Additional Updates
2. Discussion, consideration, action, if any concerning July 4<sup>th</sup> event hosted by Lago Vista Golf Course.
3. Discussion, consideration, action, if any concerning planning sub-committee update.
  - a. Review of 2016-17 Golf Courses Physical Improvement Recommendations and Five Year Plan
4. Discussion, consideration, action, if any concerning capital improvements fund and additional revenue generating options.
5. Discussion, consideration, action, if any concerning August City Council meeting.

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**July 12, 2016 GCAC Agenda**

**FUTURE AGENDA ITEMS**

- 6. Consider schedule and items for future Committee meetings.
- 7. Adjournment.

**IT IS HEREBY CERTIFIED** that the above Notice was posted on the Bulletin Board located at all times in City Hall in said City at \_\_\_\_\_ on the **8th** day of **July**, 2016.

\_\_\_\_\_  
Sandra Barton, City Secretary

**THE CITY OF LAGO VISTA IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE MODIFICATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST.**

**REMOVED FROM**

**BULLETIN BOARD:**

Date: \_\_\_\_\_

Time: \_\_\_\_\_

By: \_\_\_\_\_

**MEETING DATE: July 12, 2016**

**Call to Order:**

**AGENDA ITEM: CALL TO ORDER, CALL OF ROLL**

**Comments:**

ADJOURN:

TURN OFF RECORDER:

**Motion by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**Content of Motion:** \_\_\_\_\_

\_\_\_\_\_

**Vote: Robbins** \_\_\_\_\_ ; **Hamilton** \_\_\_\_\_ ; **Speckmann** \_\_\_\_\_ ; **Albus** \_\_\_\_\_ ;

**Jackson** \_\_\_\_\_ ; **Everett** \_\_\_\_\_ ; **Williams** \_\_\_\_\_

**Motion Carried: Yes** \_\_\_\_\_ ; **No** \_\_\_\_\_

**MEETING DATE: July 12, 2016**

**AGENDA ITEM: PUBLIC COMMENTS**

**Comments:**

**Citizens who wish to address the Committee on any agenda and/or non-agenda item will have three (3) minutes to express their position**

**Motion by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**Content of Motion:** \_\_\_\_\_

\_\_\_\_\_

**Vote: Robbins \_\_\_\_\_; Hamilton \_\_\_\_\_; Speckmann \_\_\_\_\_; Albus \_\_\_\_\_;**

**Jackson \_\_\_\_\_; Everett \_\_\_\_\_; Williams \_\_\_\_\_**

**Motion Carried: Yes \_\_\_\_\_; No \_\_\_\_\_**

**MEETING DATE: July 12, 2016**

**AGENDA ITEM: Update on Golf Operations from Golf Manager/Director of Golf**

**Comments:**

- A. YTD financial performance of golf courses
  
- B. Junior clinics and camps
  
- C. Marketing update
  
- D. LV Grill performance
  
- E. Highland Lakes GC update (Cart barn, land swap, parking, etc.)
  
- F. Additional Updates

**Motion by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**Content of Motion:** \_\_\_\_\_

\_\_\_\_\_

**Vote: Robbins** \_\_\_\_\_ ; **Hamilton** \_\_\_\_\_ ; **Speckmann** \_\_\_\_\_ ; **Albus** \_\_\_\_\_ ;

**Jackson** \_\_\_\_\_ ; **Everett** \_\_\_\_\_ ; **Williams** \_\_\_\_\_

**Motion Carried: Yes** \_\_\_\_\_ ; **No** \_\_\_\_\_

**MEETING DATE: July 12, 2016**

**AGENDA ITEM:** Discussion, consideration, action, if any concerning July 4th event hosted by Lago Vista Golf Course.

**Comments:**

**Motion by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**Content of Motion:** \_\_\_\_\_

\_\_\_\_\_

**Vote: Robbins** \_\_\_\_\_ ; **Hamilton** \_\_\_\_\_ ; **Speckmann** \_\_\_\_\_ ; **Albus** \_\_\_\_\_ ;

**Jackson** \_\_\_\_\_ ; **Everett** \_\_\_\_\_ ; **Williams** \_\_\_\_\_

**Motion Carried: Yes** \_\_\_\_\_ ; **No** \_\_\_\_\_

**MEETING DATE: July 12, 2016**

**AGENDA ITEM:** Discussion, consideration, action, if any concerning planning sub-committee update.

**Comments:**

- a. Review of 2016-17 Golf Courses Physical Improvement Recommendations and Five Year Plan

**Motion by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**Content of Motion:** \_\_\_\_\_

\_\_\_\_\_

**Vote: Robbins** \_\_\_\_\_ ; **Hamilton** \_\_\_\_\_ ; **Speckmann** \_\_\_\_\_ ; **Albus** \_\_\_\_\_ ;

**Jackson** \_\_\_\_\_ ; **Everett** \_\_\_\_\_ ; **Williams** \_\_\_\_\_

**Motion Carried: Yes** \_\_\_\_\_ ; **No** \_\_\_\_\_

## Memo

To: Golf Courses Advisory Committee

From: Planning, Operations and Maintenance Subcommittee

Subject: FY 2016-17 Golf Courses Physical Improvement Recommendations

Date: July 2, 2016

After several meetings with the golf manager, GCAC discussions in March, April, May, and June and recent city council actions; following are the subcommittee's budget recommendations for the remainder of this fiscal year (FY) and FY 16-17.

1. Replace collapsing flooring in kitchen, Lago clubhouse. Price TBD.

Since March when the subcommittee raised this issue, city staff raised the issue with the city council. The city council discussed this on May 19<sup>th</sup>. They approved \$75,000 for design and engineering. The project has not been formally funded at this date, depending on council analysis of future financials. The kitchen floor may be fixed this or next FY after an architect designs the work and it is bid.

2. Highlands Cart Barn and Parking.

Background. Since the last GCAC meeting, the city council has been entertaining a land swap with Otwell. The swap would be the cart barn and parking lot property owned by the city for the putting green land owned by Otwell. The city now leases the putting green for \$1,500/month. This swap will necessitate that a new cart barn be constructed. The city is looking at ~~where~~ location, design and costs for the cart barn now and some estimates are \$200,000.

The swap means the city owns no parking spaces for golf. Parking now is in street ROW and in a parking lot owned by Otwell. During council land swap discussions, a council member thought acquisition of land for parking or other improvements should be considered.

In 2013, Otwell represented that he would build the cart barn and add additional parking. Both are shown on the hotel PDD zoning plan. Staff noted in the 2013 hotel zoning case report that additional parking beyond that shown on the PDD plan for a hotel and golf course may be needed.

The cart path between the "temporary" club house and the (new) #10 tee would remain on Otwell's property. Otwell had rocks placed on this path blocking its use for a time last year.

## A Five Year Plan

In the four years following FY 16-17, the subcommittee recommends the following improvements be made.

### 1. Highlands cart paths. Number 1 priority.

History: Last year, the Planning Subcommittee originally recommended a program of fixing and replacing all Highlands cart paths over 10 years at \$30,000 per year. The GCAC recommended \$300,000 to save start up costs. Staff added \$50,000 for engineering for a total of \$350,000. The city council approved a CIP item for \$350,000 to be part of a FY 15-16 certificate of obligation (CO) bond sale.

The city council has been discussing the package of CIP items for the next CO sale. At one point a \$38,000 cart path funding was discussed. Highlands cart paths have been deleted from that sale.

The subcommittee, the prior and current golf manager, and the GCAC have recognized that a high cost investment may not be prudent at this time given golf's financial status, that not all cart paths need to be replaced now, but that there are two or three holes that are near dangerous and may be damaging golf equipment.

The subcommittee recommends a multiyear program in which:

- a. Better cost estimates be acquired.
- b. The golf manager develop a hole priority and cost document for GCAC consideration and recommendation to the city council.
- c. Construct the paths after the funds are acquired from the new or existing revenue sources.

### Dedicated fund for improvements.

The subcommittee recommends that new and/or additional revenues be dedicated toward improvements to create a stable and reliable funding source for improvements, such as Highlands cart paths and the improvements listed below and in the attached spreadsheets.

### 2. Warm up screen and mat at Highlands. Number 2 priority.

The subcommittee previously recommended: *\$11,000. This improvement may be deferred (sic. paid for) with a dedicated fund from the acquisition of the balls that are used at the screen. This is the highest ranked item in terms of demand, need, and impact on play.*

At the April GCAC meeting, the chair expressed concern for new funds for any improvements that would not improve the bottom line and felt this would not increase revenue and was of marginal benefit.

Two one position residential screens and mats would cost about \$700. These could be purchased as a test of whether the screen and mat would pay for itself or not and if they last long enough produce revenue to offset the out of pocket costs for a commercial grade facility. Purchase of this type of screen is being considered by a number of local organizations.

A user fee and operational requirements would be developed by the manager of golf.

3. Remodel LVGC clubhouse restrooms. Number 3 priority. Scope and cost TBD.

#### Approved projects not completed.

The subcommittee notes that the following approved for funding projects have not been completed and requests staff provide a report about them. In any case, the subcommittee recommends they all be completed in the next five years.

1. Bridge or low water crossing at Highlands #14. \$3,500.
2. T-box leveling at LVGC. Begun, not completed. \$30,000.
3. Replace/improve directional signage to both courses. \$1,000. Possibly no golf budget cost if done by city forces.
4. Sand to grass bunkers at HLG, Begun. No estimate of cost to complete. May be no additional golf budget cost.
5. Rebuild entrances (front stairs and ramp) to LVGC club house. \$14,600.
6. Remove stumps at HLCG #7 fairway. \$500.

#### Other Projects Needed Within Next Five Years

- Develop a HLG Master Plan. In-house or with consultant for location of permanent pro shop, additional parking, cart barn, and cart staging area.
- Install yardage markers at 100, 150, and 200 yards on all but par 3's at both courses. \$1,000. Could be done as part of **sponsorship program** that would have business, individuals, and organizations sponsoring holes with signs at tee boxes.
- Tree trimming of large trees that have grown much larger than when course was originally planned, such as the tree on Lago #11. In-house or by arboris
- Paint/repair pump house on LVGC #2 and #14. \$12,500.
- Replace carpet in LVGC grill. \$6,100.

- Expand irrigation on LVGC #'s 2 and 14. \$15,000. Should be an effluent department cost.
- ~~Strip parking lot across street from LVGC club house.~~
- Build grass nursery to have grass for repairs. \$20,000.

**MEETING DATE: July 12, 2016**

**AGENDA ITEM:** Discussion, consideration, action if any concerning Capital Improvements Fund and additional revenue generating options.

**Comments:**

**Motion by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**Content of Motion:** \_\_\_\_\_

\_\_\_\_\_

**Vote: Robbins** \_\_\_\_\_ ; **Hamilton** \_\_\_\_\_ ; **Speckmann** \_\_\_\_\_ ; **Albus** \_\_\_\_\_ ;

**Jackson** \_\_\_\_\_ ; **Everett** \_\_\_\_\_ ; **Williams** \_\_\_\_\_

**Motion Carried: Yes** \_\_\_\_\_ ; **No** \_\_\_\_\_

**MEETING DATE: July 12, 2016**

**AGENDA ITEM:** Discussion, consideration, action if any concerning August City Council meeting.

**Comments:**

**Motion by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**Content of Motion:** \_\_\_\_\_

\_\_\_\_\_

**Vote: Robbins** \_\_\_\_\_ ; **Hamilton** \_\_\_\_\_ ; **Speckmann** \_\_\_\_\_ ; **Albus** \_\_\_\_\_ ;

**Jackson** \_\_\_\_\_ ; **Everett** \_\_\_\_\_ ; **Williams** \_\_\_\_\_

**Motion Carried: Yes** \_\_\_\_\_ ; **No** \_\_\_\_\_

**MEETING DATE: July 12, 2016**

**AGENDA ITEM:** Consider schedule and items for future Committee meetings.

**Comments:**

**Motion by:** \_\_\_\_\_

**Seconded by:** \_\_\_\_\_

**Content of Motion:** \_\_\_\_\_

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**Vote: Robbins** \_\_\_\_\_ ; **Hamilton** \_\_\_\_\_ ; **Speckmann** \_\_\_\_\_ ; **Albus** \_\_\_\_\_ ;

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**Motion Carried: Yes** \_\_\_\_\_ ; **No** \_\_\_\_\_