



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: June 23, 2020

DATE: June 9, 2020

TO: Board of County Commissioners

FROM: Dave Solaro, Arch., P.E., Assistant County Manager,
Manager's Office 775-328-3624, dsolaro@washoecounty.us

THROUGH: Eric Brown, County Manager

SUBJECT: Recommendation to approve and enter a Professional Management Services Agreement with MAZZ Golf Management to operate and maintain Wildcreek Golf Course commencing June 23, 2020 through November 15, 2020, for the operation, management and maintenance of the Wildcreek Golf Course. Washoe County will pay for the utilities and one part-time irrigation specialist which is the cost to Washoe County for maintenance and upkeep of the asset without golf operation, and the Parties will split one-half of any profits. (Commission District 3.)

SUMMARY

With the sale of property to the Washoe County School District for the construction of the newly named Proctor Hug Highschool, on property formerly operated as an 18-hole Wildcreek golf course, Washoe County staff is seeking approval of a Golf Course professional services agreement for operation, management and maintenance of the Wildcreek golf course.

Due to events associated with the closure of golf courses pursuant to a directive by Governor Sisolak in response to the COVID-19 pandemic Washoe County lost the golf course operator for the Wildcreek Golf Course. Washoe County has had a contractual relationship with MAZZ Golf Management at our Sierra Sage property, and Mike Mazzaferri provided a request to operate Wildcreek for the summer season 2020.

The Board is being asked to consider a Golf Management Agreement to operate the existing 9-hole par 3 golf course and limited holes of the former 18 hole course. Washoe County will provide the cost of utilities and a part time irrigation specialist which would be the cost to the Washoe County Golf Enterprise fund without golf at the property to maintain the asset.

Washoe County Strategic Objective supported by this item: Stewardship of our community.

PREVIOUS ACTION

On December 10, 2019, the Board of County Commissioners (Board) approved a Professional Services Agreement between Knott & Linn Golf Design Group, LLC and

AGENDA ITEM # _____

Washoe County for Professional Golf Course Design Services for the re-design of the Wildcreek Golf Course [in the amount of \$125,000].

On November 12, 2019, the Board approved a Right of Entry Agreement retroactive to November 4, 2019, between Washoe County and the Washoe County School District for the relocation and reconstruction of the existing Orr Ditch located on a portion of the Wildcreek Golf Course [Washoe County School District to pay Washoe County \$240,000 for restoration of the property]; and authorized the Community Services Department Operations Division Director to sign the Right of Entry Agreement.

On November 12, 2019, the Board approved a Grant of Easement between Washoe County (Grantor) and Sierra Pacific Power Company d/b/a NV Energy (Grantee) to construct, operate, add, modify, maintain and remove communication facilities and electric line systems for the distribution and transmission of electricity consisting of poles, cables and other appurtenances (Utility Facilities) and service boxes/meter panels, equipment and fixtures (Additional Utility Facilities) upon, over, under and through Grantor's property, a portion of APNs 027-011-07 and 035-080-04, more commonly known as the Wildcreek Golf Course in Sparks, Nevada.

On February 12, 2019 the Board adopted a resolution approving a cooperative agreement between Washoe County, the Washoe County School District and the Reno-Sparks Convention and Visitors' Authority for the transfer of portions of Wildcreek Golf course on Sullivan Lane in Sparks, Nevada, comprising the parcels of Parcel Map No. 5369, and rights and obligations related to those parcels including: personal property, water rights, rights to an effluent agreement, rights to a golf management agreement and a ditch maintenance agreement

On January 15, 2019 in a regular open meeting, by a majority vote of its members, the Board of County Commissioners adopted a resolution of intent and, on the basis of the recitals stated therein and all the evidence and testimony on the record of the meetings of the Board, declared it is in the best interests of Washoe County and its citizens to convey Parcel 2 (a portion of the Wildcreek Site) to the School District, and thereby declared its intent to do so.

On May 1, 2017 the Board of County Commissioners approved at a concurrent meeting a letter of intent to cooperate in the planning, development and construction of new high school on a portion of the Wildcreek Site.

BACKGROUND

Washoe County has title to Wildcreek Golf Course and related improvements at 3500 Sullivan Lane in Sparks. The Reno-Sparks Convention and Visitor's Authority (RSCVA) developed and operated Wildcreek Golf Course, but the RSCVA's modern focus on attracting overnight visitors to Washoe County lodging properties through tourism marketing, convention sales and facility operation does not include the operation of golf courses and the RSCVA transitioned its property interest in the Wildcreek Site to the Washoe County School District for public benefit and use. The Washoe County School District identified the Wildcreek Site as a desirable site for a new high school given the

proximity to student populations and necessary infrastructure and the needs of the School District. The School Project will be constructed on 87.02 acres of land.

The School District's preliminary plans allow for the continuation of a redesigned and reconstructed public golf course on a remainder portion of the Wildcreek Site which will continue to be owned by Washoe County.

Washoe County staff continue to review the sustainability of the Wildcreek Golf property and this golf management agreement will allow for a review of actual costs to operate which will be used in making future determinations related to the property. MAZZ Golf Management has committed to use this time period to determine if the existing golf course and a six-hole course using existing holes without improvement is a sustainable product in this community.

After the golf season of 2020 Washoe County staff will provide the Board of County Commissioners with a report and options for the future of the Wildcreek property.

FISCAL IMPACT

On July 19, 2019, Washoe County received approximately \$3.1 million from the School District for land and water rights. Funds were deposited and accounted for in the Golf Course Fund (520), Wild Creek Golf Course – Operations (680100) and will only be utilized solely for the Wildcreek Property and not for the other Washoe County golf properties.

The management agreement contemplates that Washoe County Golf Course Fund (520) will pay for the utilities and one part-time irrigation specialist which is the cost to Washoe County for maintenance and upkeep of the asset without golf operation. Additionally, any gross profit from this arrangement will be split between Washoe County and MAZZ Golf Management in equal shares.

Fiscal Year 2020 and Fiscal Year 2021 have sufficient budget authority for the utilities (\$11,500) and part-time irrigation specialist (\$24,000) from June 23, 2020 through November 15, 2020 in the Golf Course Fund (520), Wildcreek Golf Course – Operations (680100).

RECOMMENDATION

It is recommended that the Board of County Commissioners approve and enter a Professional Management Services Agreement with MAZZ Golf Management to operate and maintain Wildcreek Golf Course commencing June 23, 2020 through November 15, 2020, for the operation, management and maintenance of the Wildcreek Golf Course. Washoe County will pay for the utilities and one part-time irrigation specialist which is the cost to Washoe County for maintenance and upkeep of the asset without golf operation, and the Parties will split one-half of any profits.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be. "Move to approve and enter a Professional Management Services Agreement with MAZZ Golf Management to operate and maintain Wildcreek Golf Course commencing June 23, 2020 through November 15, 2020, for the operation, management and maintenance of the Wildcreek Golf Course. Washoe County will pay for the utilities and one part-time irrigation specialist which is the cost to Washoe County for maintenance and upkeep of the asset without golf operation, and the Parties will split one-half of any profits."