WASHOE COUNTY

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STAFF REPORT
BOARD MEETING DATE: December 10, 2019

DATE: November 8, 2019

TO: Board of County Commissioners

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

SUBJECT: Recommendation to approve a Professional Services Agreement between Knott & Linn Golf Design Group, LLC and Washoe County for Professional Golf Course Design Services for the re-design of the Wildcreek Golf Course [in the amount of $125,000]. (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 professional consulting agreement for re-design of the Wildcreek golf course.

Knott & Linn, LLC has provided two options for a re-designed golf experience on the remainder site. After consultation with the current Licensee, Duncan Golf Management, an option to continue operation and management of the existing 9-hole par three course, and creation of a 9-hole regulation par 35 course is preferred. The decision is based on providing a golf course that can be operated and maintained utilizing only golf revenue and not subsidized by the Washoe County general fund.

Sale proceeds for the land and water rights that were finalized in July of 2019 will be utilized for the ongoing maintenance of the course and re-construction of the facility. It is estimated that the maintenance of the current 9-hole course and existing tees and greens that will be re-used will incur a loss to operations in the $400,000 range over the year that the course will be re-constructed. This loss will also be absorbed by the sale proceeds. According to the pro-forma provided, for maintenance and operation of the re-constructed Wildcreek Golf Course, in future years the course will make a profit of roughly $100,000 per year.

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

PREVIOUS ACTION

On November 12, 2019, the Board of County Commissioners (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 desired to transitioning its property interest in the Wildcreek Site to other public agencies for public benefit and use. The Washoe County School District ("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 ("School Project"). The School Project will be constructed on 87.02 acres of land.

The School District's preliminary plans will allow for the continuation of a redesigned and reconstructed public golf course on a remainder portion of the Wildcreek Site which would continue to be owned by Washoe County. The Golf Course Project could be constructed and operated by Washoe County if it is determined to be desirable and viable by the Board.

After consultation with the current Licensee, Duncan Golf Management, an option to continue operation and management of the existing 9-hole par three course, and creation of a 9-hole regulation par 35 course is preferred and can be sustained. The decision is based on providing a golf course that can be operated and maintained utilizing only golf revenue and not subsidized by the Washoe County general fund.

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), Wildcreek Golf Course CIP fund (5273) and will only be utilized solely for the Wildcreek Property and not for the other Washoe County golf properties.

Should the Board approve the Professional Consulting Services Agreement, cost for the services will be funded from the Golf Course Fund (520). An augmentation will be presented to the Board at a future date for budget authority for all services related to the Wildcreek Property.

RECOMMENDATION

It is recommended that the Board of County Commissioners approve a Professional Services Agreement between Knott & Linn Golf Design Group, LLC and Washoe County for Professional Golf Course Design Services for the re-design of the Wildcreek Golf Course [in the amount of $125,000].

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be. "Move to approve a Professional Services Agreement between Knott & Linn Golf Design Group, LLC and Washoe County for Professional Golf Course Design Services for the re-design of the Wildcreek Golf Course [in the amount of $125,000]."