



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: February 11, 2020

DATE: January 10, 2020

TO: Board of County Commissioners

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SUBJECT: Recommendation to approve the Resolution to augment the Golf Course Fund in the amount of [\$2,903,000.00] to increase Fiscal Year 2020 budget authority for the Wildcreek Golf Course project; and direct the Comptroller to make the necessary budget amendments. (Commission District 5.)

SUMMARY

This item seeks to approve a Resolution to augment the County's Golf Course Fund in the amount of \$2,903,000.00 to increase Fiscal Year 2020 budget authority for the design and construction of the Wildcreek Golf Course and all associated supplies and services related to the project.

There is sufficient net position within the fund from the proceeds received from the Washoe County School District for the sale of land and water rights and restoration of property related to the Orr Ditch realignment. However, additional budget authority is needed to increase appropriations to cover expenses for the Wildcreek Golf course project.

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 the 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].

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

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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 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 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

In July 2019, the County received \$3,138,910.63 from the Washoe County School District for land and water rights associated with the Wildcreek property to construct a new high school. In November 2019, an additional \$240,000 was received from the School District for restoration costs associated with the Orr Ditch alignment. These funds will be used for the Wildcreek property project and available in the Golf Course Fund (520), however an augmentation is necessary to increase Fiscal Year 2020 budget authority.

Nevada Revised Statute (NRS) 354.598005 and Nevada Administrative Code 354.410 set for the requirements for budgetary augmentations. Available resources for a mid-year budget augmentation are:

- An opening balance which is larger than anticipated;
- Revenues in excess of those budgeted;
- Revenues generated from previously unbudgeted sources; or
- An unappropriated ending balance of a fund for capital projects.

In this case, revenues were generated from previously unbudgeted sources for the Golf Course Fund since it was unknown how much revenue would result from the sale of the land and water rights and restoration costs at the time Fiscal Year 2020 Budget was finalized.

FISCAL IMPACT

If approved, the additional \$2,903,000.00 from the Golf Course Fund (520) unrestricted net position will result in the following increases to budget authority for the Wildcreek Golf Course Project for FY20:

Cost Object	G/L Account	Amount
Source of Funds:		
680100-Wildcreek Golf Course (non-operating revenue)	710995-Gain on FA Disposal	\$ 2,663,000.00
680100-Wildcreek Golf Course (operating revenue)	485300-Other Misc Govt Revenue	240,000.00
Total Source of Funds		\$ 2,903,000.00
Expenses:		
680100-Wildcreek Golf Course	710100-Professional Services	\$ 12,500.00
680100-Wildcreek Golf Course	710205-Repairs & Maintenance	634,000.00
Total Expenses		\$ 646,500.00
Capital:		
GC681001-Wildcreek Golf Course	781001-Land Improvements Capital	\$ 2,056,500.00
GC681001-Wildcreek Golf Course	781002-Buildings Capital	\$ 200,000.00
GC681001-Wildcreek Golf Course	789884- Budget Capital Contra-Capital Outlay	(2,256,500.00)
Total Capital		\$ 2,256,500.00

RECOMMENDATION

It is recommended that the Board of County Commissioners approve the Resolution to augment the Golf Course Fund in the amount of [\$2,903,000.00] to increase Fiscal Year 2020 budget authority for the Wildcreek Golf Course project; and direct the Comptroller to make the necessary budget amendments.

POSSIBLE MOTION

Should the Board agree with staff’s recommendation, a possible motion would be: “Move to approve the Resolution to augment the Golf Course Fund in the amount of [\$2,903,000.00] to increase Fiscal Year 2020 budget authority for the Wildcreek Golf Course project; and direct the Comptroller to make the necessary budget amendments.”