



# Hidden Creek Golf Course Budget Amendment

Staff Presenter: Jen Basham, Director of Parks and Recreation  
City Council: December 12, 2022



# Amendment Outline

- Hidden Creek Golf Course has been working to repair deferred maintenance items along the course. Many improvements have occurred over the past year
  - Irrigation pump station and pumphouse replacement
  - Well repair
  - Practice Bunker
  - Range improvements
  - Tree clean up along fairways
  - Aeration of greens and fairways
  - Repair of over 1,000 irrigation heads
  - Clubhouse renovation
- Staff has developed a five year CIP to address long term capital needs for the golf course
  - A request has been made to staff to bring forward an item for council consideration to advance funds for various deferred maintenance projects in the capital plan
  - Consolidate 5 year plan to replace bunkers to a 1 year plan
  - Add project to repair drainage and safety concerns on multiple holes
  - Add additional funds to repair cart path
  - Add a blade aerator to break up compacted soil along fairways to ensure that nutrients can be absorbed into soil

# Bunkers

- Replacement of all bunkers with new bunker system that removes liners and adds a porous gravel that is stabilized with a material, and covered in premier play sand

This updated system will allow better drainage of the bunkers, decrease downtime after a rain event, and have a longer life span than the current liners that have exceeded their lifespan

- A request for bid was issued with 4 respondents

Staff is requesting that City Council authorize a contract with Fleetwood Services in the amount of \$301,460 plus 10% contingency and is estimated to be complete March 31, 2023



CURRENT HOLE 18 AFTER  
RAIN



CURRENT PRACTICE  
BUNKER WITH NEW  
SYSTEM INSTALLED AFTER  
RAIN

# Drainage

- Drainage in multiple areas has created undermining of the cart path, sitting water, and erosion of the fairways. Public works will perform the following projects in-house
  - Plastic drainage pipe across the 9th fairway (determined no need to remove and reinstall/replace, but significant channel work on either end)
  - Drainage near the 5th green
  - Installing headwall along hole 16 (near IH35W)
  - Installing a headwall on the 2nd fairway (near the irrigation pump building)
- Project cost estimated at \$145,000
  - Public works is finalizing the action plan and a timeline for repairs will be made once finalized



UNDERMINED CART PATH  
AND DRAINAGE



# Cart Path Repairs

- Staff began budgeting \$10,000 annually for replacement of sections of cart path

Staff has identified the most egregious sections of path that have failed and is requesting funding to address these sections

Areas of repair

Hole #3 – 60 linear feet remove and replace (330 square feet)

Hole #4 – 150 linear feet new with curb @ green (600 square feet)

Hole #7 – 314 linear feet remove and replace with 30 feet curb (1,884 square feet)

Hole #8 – 305 linear feet remove and replace with 305 feet curb (2,440 square feet)

Hole #11 – 18 linear feet remove and replace with 18 feet curb (108 square feet)

Hole #16 – 75 linear feet remove and replace (450 square feet)

Hole #17 – 115 linear feet remove and replace (690 square feet)

Hole #18 – 575 linear feet remove and replace with 170 feet curb (3,450 square feet)

- Project cost estimated at \$100,000

Staff will work with existing concrete contractor to complete the work



CART PATH HOLE 7

# Fairway Shockwave Aerator

- Staff completed multiple soil sample tests throughout the summer and found that the soil throughout the course on fairways and greens are not absorbing nutrients. This is partially due to compaction over time.
- Purchase cost \$24,294  
This amount is below council threshold and would be authorized administratively. Staff will work with fleet services for the purchase of this piece of equipment





# Project Totals

- Bunkers-\$301,460
- Drainage- \$145,000
- Cart Path Repairs-\$100,000
- Fairway Shockwave Aerator-\$24,294
- Total Amendment Requested-\$628,000  
Includes +10% contingency
- Ending Fund Balance as of 9/30/2022 (unaudited) is \$6,668,293, which is \$1,121,277 more than the estimate of \$5,547,016  
\*These projects will be cash funded



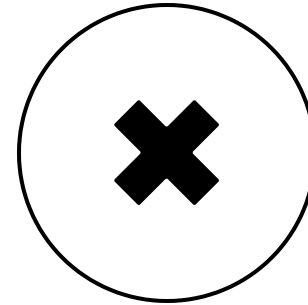
# Option-Budget Amendment

Staff Recommendation



Budget Amendment

Approve an amendment to the budget for  
Hidden Creek Golf Course in the amount of  
\$628,000



Do not proceed with amendment



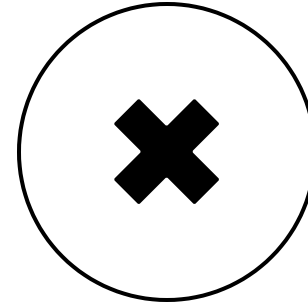
# Option-Bunkers

Staff Recommendation



## Bunker Renovation

Approve a contract with Fleetwood Services in the amount of \$331,606 for the replacement of bunkers at Hidden Creek Golf Course



Do not proceed with project

# 4B Financial Overview – Budget Presentation

	FY 21-22 Budget	FY 21-22 Estimate	FY 22-23 Projected	FY 23-24 Projected	FY 24-25 Projected	FY 25-26 Projected	FY 26-27 Projected
<b>Beginning Fund Balance</b>	\$ 4,158,317	\$ 4,941,248	\$ 5,547,016	\$ 3,722,488	\$ 3,482,143	\$ 2,834,054	\$ 2,559,393
Sales Tax Revenue	\$ 6,128,500	\$ 6,910,034	\$ 7,117,335	\$ 7,330,855	\$ 7,550,781	\$ 7,777,304	\$ 8,010,623
Other Revenues	\$ 15,000	\$ 15,000	\$ 70,000	\$ 80,000	\$ 75,000	\$ 75,000	\$ 75,000
<b>Total Revenues</b>	<b>\$ 6,143,500</b>	<b>\$ 6,925,034</b>	<b>\$ 7,187,335</b>	<b>\$ 7,410,855</b>	<b>\$ 7,625,781</b>	<b>\$ 7,852,304</b>	<b>\$ 8,085,623</b>
Debt Service	\$ 1,393,675	\$ 1,393,675	\$ 1,390,800	\$ 2,782,888	\$ 3,177,475	\$ 3,325,075	\$ 3,261,100
Golf Course Debt	\$ 371,403	\$ 371,403	\$ 376,086	\$ 370,532	\$ 382,208	\$ -	\$ -
Golf Transfer	\$ 846,315	\$ 802,823	\$ 728,544	\$ 775,539	\$ 956,067	\$ 941,357	\$ 1,218,578
PPF Transfer	\$ 2,715,418	\$ 2,706,031	\$ 3,130,479	\$ 2,823,352	\$ 2,782,940	\$ 2,847,712	\$ 3,212,834
Other Expenditures	\$ 1,082,288	\$ 1,045,334	\$ 3,385,954	\$ 898,889	\$ 975,179	\$ 1,012,822	\$ 1,016,048
<b>Total Expenditures</b>	<b>\$ 6,409,099</b>	<b>\$ 6,319,266</b>	<b>\$ 9,011,863</b>	<b>\$ 7,651,200</b>	<b>\$ 8,273,869</b>	<b>\$ 8,126,965</b>	<b>\$ 8,708,560</b>
Change in Fund Balance	\$ (265,599)	\$ 605,768	\$ (1,824,528)	\$ (240,345)	\$ (648,088)	\$ (274,661)	\$ (622,937)
<b>Ending Fund Balance</b>	<b>\$ 3,892,718</b>	<b>\$ 5,547,016</b>	<b>\$ 3,722,488</b>	<b>\$ 3,482,143</b>	<b>\$ 2,834,054</b>	<b>\$ 2,559,393</b>	<b>\$ 1,936,457</b>
FB % of Expenditure	60.74%	87.78%	41.31%	45.51%	34.25%	31.49%	22.24%



# 4B Financial Overview – Updated

	FY 21-22 Unaudited YTD	FY 21-22 Estimate	FY 22-23 Budget	FY 22-23 Projected	FY 23-24 Projected	FY 24-25 Projected	FY 25-26 Projected	FY 26-27 Projected
<b>Beginning Fund Balance</b>	\$ 4,941,248	\$ 4,941,248	\$ 5,547,016	\$ 6,668,293	\$ 4,494,289	\$ 4,299,961	\$ 3,760,020	\$ 3,564,978
Sales Tax Revenue	\$ 6,955,613	\$ 6,910,034	\$ 7,117,335	\$ 7,164,281	\$ 7,379,210	\$ 7,600,586	\$ 7,828,604	\$ 8,063,462
Other Revenues	\$ 36,548	\$ 15,000	\$ 70,000	\$ 70,000	\$ 80,000	\$ 75,000	\$ 75,000	\$ 75,000
<b>Total Revenues</b>	<b>\$ 6,992,161</b>	<b>\$ 6,925,034</b>	<b>\$ 7,187,335</b>	<b>\$ 7,234,281</b>	<b>\$ 7,459,210</b>	<b>\$ 7,675,586</b>	<b>\$ 7,903,604</b>	<b>\$ 8,138,462</b>
Debt Service	\$ 1,038,182	\$ 1,393,675	\$ 1,390,800	\$ 1,390,800	\$ 2,782,888	\$ 3,177,475	\$ 3,325,075	\$ 3,261,100
Golf Course Debt	\$ 371,403	\$ 371,403	\$ 376,086	\$ 376,086	\$ 370,532	\$ 382,208	\$ -	\$ -
Golf Transfer	\$ 565,226	\$ 802,823	\$ 731,114	\$ 1,124,966	\$ 777,877	\$ 897,725	\$ 913,037	\$ 1,187,133
PPF Transfer	\$ 2,701,632	\$ 2,706,031	\$ 3,130,479	\$ 3,130,479	\$ 2,823,352	\$ 2,782,940	\$ 2,847,712	\$ 3,212,834
Other Expenditures	\$ 588,673	\$ 1,045,334	\$ 3,385,954	\$ 3,385,954	\$ 898,889	\$ 975,179	\$ 1,012,822	\$ 1,016,048
<b>Total Expenditures</b>	<b>\$ 5,265,116</b>	<b>\$ 6,319,266</b>	<b>\$ 9,014,433</b>	<b>\$ 9,408,285</b>	<b>\$ 7,653,538</b>	<b>\$ 8,215,527</b>	<b>\$ 8,098,645</b>	<b>\$ 8,677,115</b>
Change in Fund Balance	\$ 1,727,045	\$ 605,768	\$ (1,827,098)	\$ (2,174,004)	\$ (194,329)	\$ (539,941)	\$ (195,042)	\$ (538,653)
<b>Ending Fund Balance</b>	<b>\$ 6,668,293</b>	<b>\$ 5,547,016</b>	<b>\$ 3,719,918</b>	<b>\$ 4,494,289</b>	<b>\$ 4,299,961</b>	<b>\$ 3,760,020</b>	<b>\$ 3,564,978</b>	<b>\$ 3,026,325</b>
FB % of Expenditure	126.65%	87.78%	41.27%	47.77%	56.18%	45.77%	44.02%	34.88%

# Golf Fund – Updated

	FY 21-22 Unaudited YTD	FY 21-22 Estimate	FY 22-23 Budget	FY 22-23 Actual	FY 23-24 Projected	FY 24-25 Projected	FY 25-26 Projected	FY 26-27 Projected
<b>Beginning Fund Balance</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Revenues	\$ 1,931,271	\$ 1,754,560	\$ 1,807,000	\$ 1,988,148	\$ 1,861,075	\$ 1,916,772	\$ 1,974,140	\$ 2,033,230
4B Subsidy Transfer	\$ 432,525	\$ 678,698	\$ 445,431	\$ 839,283	\$ 483,624	\$ 594,644	\$ 600,863	\$ 865,594
4B Debt Transfer	\$ 371,403	\$ 371,403	\$ 376,086	\$ 376,086	\$ 370,532	\$ 382,208	\$ -	\$ -
4B Adm Transfer	\$ 124,125	\$ 124,125	\$ 285,683	\$ 285,683	\$ 294,253	\$ 303,081	\$ 312,174	\$ 321,539
<b>Total Revenues</b>	<b>\$ 2,859,324</b>	<b>\$ 2,928,786</b>	<b>\$ 2,914,200</b>	<b>\$ 3,489,200</b>	<b>\$ 3,009,484</b>	<b>\$ 3,196,705</b>	<b>\$ 2,887,177</b>	<b>\$ 3,220,363</b>
Personnel	\$ 1,215,160	\$ 1,182,374	\$ 1,221,802	\$ 1,221,802	\$ 1,267,024	\$ 1,313,971	\$ 1,362,710	\$ 1,413,311
Other expenditures	\$ 1,644,164	\$ 1,746,412	\$ 1,692,398	\$ 2,267,398	\$ 1,742,460	\$ 1,882,734	\$ 1,524,467	\$ 1,807,052
<b>Total Expenditures</b>	<b>\$ 2,859,324</b>	<b>\$ 2,928,786</b>	<b>\$ 2,914,200</b>	<b>\$ 3,489,200</b>	<b>\$ 3,009,484</b>	<b>\$ 3,196,705</b>	<b>\$ 2,887,177</b>	<b>\$ 3,220,363</b>
Change in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>% Self Sustaining</b>	<b>68%</b>	<b>60%</b>	<b>62%</b>	<b>57%</b>	<b>62%</b>	<b>60%</b>	<b>68%</b>	<b>63%</b>



# Golf Fund – Budget Presentation

	FY 21-22 Budget	FY 21-22 Estimate	FY 22-23 Projected	FY 23-24 Projected	FY 24-25 Projected	FY 25-26 Projected	FY 26-27 Projected
<b>Beginning Fund Balance</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Revenues	\$ 1,555,639	\$ 1,754,560	\$ 1,807,000	\$ 1,861,075	\$ 1,916,772	\$ 1,974,140	\$ 2,033,230
4B Subsidy Transfer	\$ 722,190	\$ 678,698	\$ 445,431	\$ 483,624	\$ 655,394	\$ 631,663	\$ 899,594
4B Debt Transfer	\$ 371,403	\$ 371,403	\$ 376,086	\$ 370,532	\$ 382,208	\$ -	\$ -
4B Adm Transfer	\$ 124,125	\$ 124,125	\$ 285,683	\$ 294,253	\$ 303,081	\$ 312,174	\$ 321,539
<b>Total Revenues</b>	<b>\$ 2,773,357</b>	<b>\$ 2,928,786</b>	<b>\$ 2,914,200</b>	<b>\$ 3,009,484</b>	<b>\$ 3,257,455</b>	<b>\$ 2,917,977</b>	<b>\$ 3,254,363</b>
Personnel	\$ 1,170,675	\$ 1,182,374	\$ 1,221,802	\$ 1,267,024	\$ 1,313,971	\$ 1,362,710	\$ 1,413,311
Other expenditures	\$ 1,602,682	\$ 1,746,412	\$ 1,692,398	\$ 1,742,460	\$ 1,943,484	\$ 1,555,267	\$ 1,841,052
<b>Total Expenditures</b>	<b>\$ 2,773,357</b>	<b>\$ 2,928,786</b>	<b>\$ 2,914,200</b>	<b>\$ 3,009,484</b>	<b>\$ 3,257,455</b>	<b>\$ 2,917,977</b>	<b>\$ 3,254,363</b>
Change in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>% Self Sustaining</b>	<b>56%</b>	<b>60%</b>	<b>62%</b>	<b>62%</b>	<b>59%</b>	<b>68%</b>	<b>62%</b>

\* Golf fund operating with a zero fund balance based on 4B subsidy