

**DOUGLAS, AZ  
COUNCIL AGENDA ITEM**

**Meeting Date: 03/13/2024**

**SUBMITTED BY:** Ana Urquijo, City Manager

**MANAGEMENT TEAM REVIEW:** Donald Huish, Mayor

**FOCUS AREA:** Advanced Infrastructure Development and Improvement

**ORGANIZATIONAL  
IMPROVEMENTS:**

**SUBJECT:** **PRESENTATION/DISCUSSION with POSSIBLE DIRECTION** regarding the  
**GOLF COURSE CAPITAL IMPROVEMENTS.**

**EXECUTIVE SUMMARY:**

This is an item to provide feedback to staff on the use of new capital funds received from the sale of La Perilla Apartments for the use of golf course improvements.

**BACKGROUND:**

Final closing of the sale of La Perilla apartments occurred on January 31, 2024. Total net proceeds from the sale are \$1,351,823.35. So far, the city has received a total of \$801,554.35 from the sale. The remaining \$550,269.00 is being held by the Community Housing Corporation to pay all obligations from the transaction. Any residual money after all obligations is paid is expected to come to the city.

The Mayor and Council approved in the FY 23/24 budget to use proceeds of this sale for golf course improvements. In 2022, when the sale process began, staff put together a list of anticipated capital needs for the golf course and is provided below as exhibit A. Now, after the final closing on the apartment sale, the city has knowledge of what is required to turn around the golf course to become a major amenity for the community. In the past two years, staff have completed a site audit and hired a Golf Superintendent to assess the needs for the golf course. There are many issues surrounding the infrastructure, irrigation, greens, equipment, maintenance shed, and club house. While these needs are under continued assessment, staff have created a high-level estimation of what is believed to be needed at the golf course on both a short- and long-term basis. This remains a fluid discussion as the staff continue to move forward on identifying root issues that must be addressed.

**DISCUSSION:**

<b>Capital Item</b>	<b>Estimated Cost</b>	<b>Notes</b>
Greens Mower	\$ 30,000	Purchased used equipment
Heavy Duty Utility Cart	\$ 29,455	Purchased used equipment
Golf Course Master Plan	\$ 40,000	Seeking quotes for short- and long-term recommendations
Master Plan Construction/Redesign	\$ 750,000 - \$3,500,000	Phased approach for short- and long-term recommendations (partially as grant opportunities)
Restroom Upgrades – Event Hall, Bar, RV, Golf Course; Floor Resurfacing – Bar Area	\$ 130,000	Seeking quotes
Miscellaneous Items	\$ 100,000	Painting, equipment, supplies
Total	\$ 1,079,455 - \$3,829,455	High range dependent on long term recommendations pursued

**FISCAL IMPACT:**

\$1,000,000 is budgeted in the current fiscal year. This includes \$900,000 for the golf course and \$100,000 for the RV Park.

**DIRECTION**

This is an information item. The Mayor and Council will provide feedback and thoughts on the course of action underway toward golf course improvements.

**Exhibit A**

2022 Golf Course Needs and Cost Estimates totaling an estimated \$540,000.

- Upgrade Water Automated System \$50,000 include fixing lines and new automation system.
- Irrigation Lines Upgrades \$50,000
- Pond Rehab \$30,000 includes cleaning and lining the pond.
- RV Park Electrical \$150,000 includes all RV Sections
- Shed \$35,000 replacement of existing.
- Bathrooms Golf and RV Park \$30,000 Remodeling
- Hall \$15,000 new tables, chairs, paint
- Bar/Pro Shop \$50,000 flooring, kitchen, bathrooms
- Golf Course Seeding \$50,000 one year of re-seeding.
- Maintenance Equipment \$50,000 lawn mowers, tractors other equipment.
- Changing landscape design study \$30,000 more efficient and less water in the future