

RESOLUTION NO. RES-2023-152

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA FY 2023-24 BUDGET AMENDMENT TO INCREASE APPROPRIATIONS TO CONSTRUCT A MODERN IRRIGATION STORAGE SYSTEM FOR THE BENNETT VALLEY GOLF COURSE (BVGC) WITH THE SOURCE OF FUNDS BEING THE UNASSIGNED GENERAL FUND RESERVES AND DELEGATION OF AUTHORITY TO THE CITY MANAGER OR DESIGNEE TO DETERMINE WHETHER A DESIGN-BUILD PROCUREMENT IS IN THE BEST INTERESTS OF THE CITY AND TO ISSUE THE DESIGN-BUILD REQUEST FOR PROPOSAL FOR THE PROJECT

WHEREAS, the City owns the 150-acre Bennett Valley Golf Course (BVGC) facility including but not limited to an 18-hole golf course and driving range, pro shop, restroom, maintenance shops and yards, and restaurant, bar, and event center (banquet rooms); and

WHEREAS, the BVGC irrigation system infrastructure is over 50 years old and in need of critical and major repairs; and

WHEREAS, the irrigation system is functioning but in critical need of replacement; and

WHEREAS, the first step in replacing the irrigation system is installation of an irrigation storage system; and

WHEREAS, the City Council received a presentation on February 15, 2022, based on evaluation of the BVGC from the National Golf Foundation (NGF) regarding the maintenance, operations, and infrastructure; and

WHEREAS, replacement of the irrigation system, starting with a modern water storage system, is considered the highest priority capital need according to the NGF; and

WHEREAS, the NGF's recommendations regarding potential future revenue generation at the BVGC were predicated on the City's completion of the highest priority capital projects; and

WHEREAS, on February 15, 2022, the BVGC Ad Hoc Committee and the Transportation and Public Works Department (TPW) recommended, a Request for Proposals solicitation for a single operator to manage the operations and maintenance of BVGC. As part of the approval process, NGF made a presentation to Council outlining the recommended approach to solicit for a single operator to operate and maintain the BVGC under an Agreement; and

WHEREAS, the presentation to City Council for approval of Touchstone Golf LLC., as the BVGC operator on June 7, 2022, it was expected, and later reported, that staff would return with a request for funding of major critical infrastructure of the BVGC, specifically the irrigation system and irrigation water storage as the highest priorities; and

WHEREAS, regardless of whether the City utilizes a design-build or traditional design-

bid-build procurement method, staff will return to Council for review and approval of any contract recommended by staff for the design and construction of the Project; and

WHEREAS, the BVGC irrigation system project is subject to the California Environmental Quality Act (CEQA) the City will prepare an initial study and file the appropriate environmental declaration with the State pursuant to CEQA guidelines; and

WHEREAS, the irrigation storage system project is critical to the short- and long-term, success of the BVGC; and

WHEREAS, research shows that the revenues owed to the City from the previous two operating agreements did not produce funds necessary to cover all operating and maintenance costs and the debt service, nor collect enough to fund major and critical infrastructure needs.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa increases appropriations in the BVGC Operating Fund in the amount of \$2,000,000 for project key 09524 BVGC Irrigation with the source of funds transferred from the unassigned General Fund reserves for the construction and environmental analysis of the BVGC irrigation pond system.

BE IT FURTHER RESOLVED that the Council increases appropriations in the BVGC Operations Fund 1661 with the source of the funds from the General Fund.

BE IT FURTHER RESOLVED that the Council delegates authority to the City Manager or designee to determine whether a design-build procurement is in the best interests of the City and to issue the design-build request for proposal for the Project.

IN COUNCIL DULY PASSED this 22nd day of August, 2023.

AYES: (7) Mayor N. Rogers, Vice Mayor MacDonald, Council Members Alvarez, Fleming, Okrepkie, C. Rogers, Stapp

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

ATTEST: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
City Clerk Mayor

APPROVED AS TO FORM: \_\_\_\_\_  
Interim City Attorney