

# City of Santa Rosa



## Legislation Details

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<b>File #:</b>	22-0433	<b>Version:</b>	1	<b>Name:</b>	APPROVAL OF AGREEMENT WITH TOUCHSTONE GOLF LLC., FOR MANAGEMENT OF BENNETT VALLEY GOLF COURSE ENTERPRISE
<b>Type:</b>	CC- Report	<b>Status:</b>			Agenda Ready
<b>File created:</b>	5/17/2022	<b>In control:</b>			City Council
<b>On agenda:</b>	6/7/2022	<b>Final action:</b>			
<b>Title:</b>	REPORT - APPROVAL OF AGREEMENT WITH TOUCHSTONE GOLF LLC., FOR MANAGEMENT OF BENNETT VALLEY GOLF COURSE ENTERPRISE				

**BACKGROUND:** The purpose of this action is to receive approval from Council to enter into an agreement with Touchstone Golf LLC., (Touchstone) to operate and maintain the Bennett Valley Golf Course (BVGC), including the restaurant facilities. On February 15, 2021, the BVGC Ad Hoc Committee and the Transportation and Public Works Department recommended, and Council approved a solicitation for a single operator to manage the operations and maintenance of BVGC. Touchstone is recommended as the highest ranked firm from the BVGC Review Committee for operation and maintenance management of the BVGC.

Approval of the Resolution will implement the Operating and Maintenance Agreement with Touchstone to manage the BVGC. Touchstone, the city, and the current golf course operator will implement the transition plan from the Agreement with Touchstone and provide continuity of golf operations and maintenance between the current golf course operator and Touchstone.

The transition plan includes but is not limited to providing golf tee times, opening the restaurant, maintaining the golf course facility and equipment, marketing, and outreach strategies, and all the support services necessary for operating the BVGC enterprise. Approval of the Resolution will utilize the remaining Fiscal Year 21-22 funds from the BVGC Capital Fund for implementation of the transition plan capital needs.

The city will earn all revenues from the golf course enterprise and those revenues will fund all expenditures, including a management fee and incentive to Touchstone. Approval of the Resolution authorizes the Chief Financial Officer to appropriate all expenditures from the revenues. Current operating reserves are low, and therefore the Resolution will authorize funds from the General Fund to create the sufficient level of reserves.

**RECOMMENDATION:** It is recommended by the Transportation and Public Works Department that the Council, by resolution: 1) approve the Agreement with Touchstone Golf LLC., to manage the Bennett Valley Golf Course (BVGC) Enterprise; and 2) authorize increased appropriations in the BVGC Operations Fund in the amount of \$345,000 to fund the transition plan capital costs from the Agreement, with the source of the funds from the BVGC Capital Fund; and 3) authorize increased appropriations in the BVGC Operations Fund in the amount of \$351,225 for the creation of sufficient projected reserves with the source of the funds from the General Fund; and 4) authorize the Chief Financial Officer to appropriate all operator fees and operating and maintenance expenditures from BVGC revenue to Touchstone Golf LLC., as described in the Agreement; and 5) authorize city assumption of the responsibility for the golf cart contract with the current golf operator.

<b>Sponsors:</b>	Public Works, Recreation and Parks
<b>Indexes:</b>	Not a Project
<b>Code sections:</b>	15061(b)(3) - General Rule Exemption

**Attachments:** 1. Staff Report, 2. Attachment 1, 3. Attachment 2, 4. Resolution, 5. Exhibit A - Current Draft - Operations and Maintenance Agreement with Touchstone LLC (with attachments), 6. Exhibit B - Master Lease Agreement for Golf Carts, 7. Presentation

<b>Date</b>	<b>Ver.</b>	<b>Action By</b>	<b>Action</b>	<b>Result</b>
6/7/2022	1	City Council	to waive reading of the text and adopt	Fail
6/7/2022	1	City Council	adopt as amended	Fail
6/7/2022	1	City Council	to waive reading of the text and adopt	Pass