



Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: March 7, 2016

Re: Property Acquisition for Expansion of Lake of the Woods Golf Course

Executive Summary

The Department of Parks & Recreation is requesting an ordinance to approve the acquisition of 15.88 acres adjacent to Lake of the Woods Golf Course in order to construct a driving range and for the City Manager to execute the Real Estate Purchase and Sale Agreement. The property is owned by St. Charles Road Development, and staff has negotiated a selling price of \$20,000 per acre for a total purchase price of \$317,600. The land is undeveloped and was originally intended to be a 52 unit single family housing development. In addition to maintaining greenspace, staff estimates the driving range will generate additional revenue in the amount of \$35,000-\$40,000 per year. Funding is from the 2010 Park Sales Tax park land acquisition account, which after this acquisition and other obligations will have a balance of approximately \$940,000.

Discussion

The *2013 Parks, Recreation and Open Space Master Plan* identifies the need to acquire land in order to expand the Lake of the Woods Golf Course (LOW) whenever property becomes available for purchase or donation. In most instances, the department relies on the owner of the specific property to make the initial contact, which was the situation with the lots owned by St. Charles Road Development, LLC represented by Mr. Rob Wolverton.

There are numerous benefits to this acquisition, including the following key points:

1. Land preservation. This originally was planned for single family development. This will create more natural areas adjacent to the existing neighborhood development. Park staff will begin an aggressive tree planting program in order to create a tree canopy buffer around the property.
2. Full service golf course. Of the two City's golf courses, LOW is a more challenging course than L. A. Nickell, but because there isn't a driving range, it doesn't get the number of rounds that is usually associated with full service golf course.
3. Revenue generation. Staff estimates that the driving range alone will generate additional revenue for the golf courses in the range of \$35,000-\$40,000 per year.
4. Clinics. Creates a second location for hosting any junior golf clinics/camps by the Parks and Recreation Department.
5. School use. Access to golf courses and driving ranges are limited for the area high school golf teams. The department receives numerous requests from the area high school golf teams wanting to use the driving range from 3:00-5:00 pm. This additional range will allow the department to accommodate more teams.



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701 East Broadway, Columbia, Missouri 65201

6. Equity. L. A. Nickell Golf Course is located on the far west side of Columbia. This will establish a driving range for Columbia citizens living on the eastern side of Columbia.
7. Lessons. Golf course staff is limited in the amount of time lessons may be offered due to the desire to keep more driving range time open to the public. An additional driving range will allow staff to increase revenue opportunities by offering more youth and adult lessons.
8. Private tournaments. Staff will be able to market the driving range to private golf outings and tournaments. In the past, Columbia has lost tournaments due to organizers preferring to host their tournaments on courses that have a driving range.
9. Increased rounds. Golfers want to warm-up prior to playing and prefer to play on courses and in tournaments that have driving ranges. This will, hopefully, increase the number of golf participants at our private and public tournaments.

The department agrees that in order to minimize the impact on the adjacent residents, there will be no golf activities or driving range operations occurring after 10:00 pm. This restriction will be effective for a period of ten years from the effective date of the purchase contract. The department also agrees to construct a cart path from the golf course to Corey Drive and Armstrong Drive in Somerset Village. A gate that is designed, constructed and maintained by the City shall be erected at the intersection of Corey Drive and Armstrong Drive. This will allow Somerset residents access to the golf course whenever it is open for play. LOW golf staff will be responsible for opening/closing the gate. The property includes the option of a future road, pending development of the tract located to the west of the property.

The future construction of the driving range will be funded by the Golf Course Improvement Fund, which comes from a per-round fee collected from golfers and set aside for golf course improvements. The construction of the driving range is tentatively scheduled for Fiscal Year 2017, pending the approval process of the FY 2017 Capital Improvement Program.

The property was appraised by Moore & Shryock on July 9, 2015; and as shown on the attached appraisal summary, was valued at \$320,000.

Funding is from the 2010 Park Sales Tax. Due to economic concerns regarding revenue predictions for the 2015 Park Sales Tax, staff has adopted the policy of delaying park acquisition until the end of the ballot cycle. The 2010 Park Sales Tax officially ends March 31, 2016 and the 2015 Park Sales Tax revenue begins to collect starting April 1, 2016. This allows the department to make sure that the identified projects from the 2015 Park Sales Tax ballot are completed; and if the sales tax does not generate the revenue as predicted, it primarily impacts the amount of funds that are available for land acquisition. Following the acquisition of this property and other obligations, there will be a balance of approximately \$940,000 in the park land acquisition account for remaining high priority properties per Council direction.



Fiscal Impact

Short-Term Impact: Purchase price of \$317,600, which is funded by the 2010 Park Sales Tax.
Long-Term Impact: Once developed, the new driving range will provide additional revenue for the LOW Golf Course. Maintenance cost of the driving range more than be offset by the additional revenue it generates.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Parks, Recreation & Greenways, Secondary Impact: Economic Development, Tertiary Impact: Community Facilities and Services

Strategic Plan Impacts:

Primary Impact: Social Equity, Secondary Impact: Infrastructure, Tertiary Impact: Economy

Comprehensive Plan Impacts:

Primary Impact: Environmental Management, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Economic Development

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

If the Council concurs that the acquisition of the described park land is appropriate, the ordinance should be approved authorizing the land acquisition to proceed and the City Manager to execute the Real Estate Purchase and Sale Agreement.