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City of
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**Parks and
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Staff Report

SS ITEM 3

To: Lemoore City Council
From: Joe Simonson, Parks and Recreation Director 
Date: January 30, 2014
Subject: Lemoore Municipal Golf Course Request for Proposal, Lease

Discussion:

The City has held two public hearings December 3rd, and December 17th, 2013, as well as the Council meeting on December 30th to gather the public's concerns and ideas for the financial dilemma concerning the Lemoore Municipal Golf Course. After researching on the internet and following up with some phone calls it is very apparent that our situation is in no way unique. Municipal golf course sales and leases are happening all over the country. I have attached a few examples. While little has been decided, some of the issues that everyone appears to agree on are;

1. Lemoore Municipal Golf Course must remain a public golf course.
2. Junior programs and tournaments remain a high priority and must be a part of any contract.
3. Maintain the current relationships with West Hills Collage and Lemoore High School golf teams.
4. Continue to work with community groups and service clubs to allow for fund raising tournaments and insure that is a part of any contract.

Many alternatives have been discussed to deal with the shortfall of funds including sale, lease and refinance. This approach has not been effective in finding the best alternative for the citizens of Lemoore or identifying the most prudent approach for the general fund.

Staff recommends that we narrow our focus and concentrate on finding a firm that could lease the golf course. Council previously requested that a perspective lease must include the first and last year's lease payments which total \$500,000. Staff has been unable to find one example of that existing anywhere. Staff suggests that we seek a 10 year lease with an additional 5 year option and see what the best offer is, while leaving the door open to negotiate the details of a contract.

Through the Request for Proposal process we will see if there are any firms out there interested. If after this process the City is unable to secure a lease contract, then and only then proceed to preparing an RFP for the sale of the golf course.

Budget Impact:

To be determined by the results of the proposals.

Recommendation:

For Discussion Only.