ENROLLED ORDINANCE 178-55

MODIFY THE 2023-2027 CAPITAL PLAN AND 2023 CAPITAL PROJECTS BUDGET TO APPROPRIATE ADDITIONAL EXPENDITURES FOR CAPITAL PROJECT #202208, GOLF COURSE INFRASTRUCTURE PLAN, FUNDED WITH GOLF COURSE FUND BALANCE

WHEREAS, the Department of Parks and Land Use completed an update of its projected golf course infrastructure maintenance program, which identified needed upgrades to aging equipment and facilities at the Naga-Waukee War Memorial Golf Course and Moor Downs Golf Course; and

WHEREAS, the County Board first approved capital project #202208 Golf Course Infrastructure Plan in the 2022-2026 Capital Plan, which has been subsequently updated to fund a multi-year effort to address major infrastructure maintenance, including irrigation system repair and replacement, pump station replacement, HVAC replacement, cart path renovation, completion of a new clubhouse well and an irrigation well, replacement of the clubhouse roof, pedestrian bridge upgrades, renovation of the clubhouse restrooms and patio pavement, and installation of a protective netting barrier between Moor Downs and the Waukesha Employee Health & Wellness Center; and

WHEREAS, the original budget of \$900,000 for the 2023 phase of the capital project did not anticipate \$155,000 of higher expenses related to higher-than-expected equipment and labor costs caused by high levels of large rock impeding irrigation pipe installation and failure of the irrigation well pump and pipe casing requiring sooner-than-anticipated replacement; and

WHEREAS, the Department of Parks and Land Use requests to increase the project expenditure budget by \$155,000 and use \$155,000 of additional Golf Course Fund balance to cover the above budget amount; and

WHEREAS, this modification to the capital project pertains to the 2023 budget and does not affect requested project spending in 2024 and beyond that is being considered by the County Board in the currently-proposed 2024-2028 Capital Plan.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the 2023-2027 Capital Plan and 2023 Capital Projects budget be modified to appropriate additional expenditure authority by \$155,000 and increase use of Golf Course Fund balance by \$155,000 for capital project #202208 Golf Course Infrastructure Plan.

File Number: 178-O-055

MODIFY THE 2023-2027 CAPITAL PLAN AND 2023 CAPITAL PROJECTS BUDGET TO APPROPRIATE ADDITIONAL EXPENDITURES FOR CAPITAL PROJECT #202208, GOLF COURSE INFRASTRUCTURE PLAN, FUNDED WITH GOLF COURSE FUND BALANCE

Presented by:	Approved by: Land Use, Parks,	Approved by:						
Executive Committee	and Environment Committee	Finance Committee						
		James a Heinrich						
and Juper		7						
Paul L. Decker, Chair	Tyler J. Foti, Chair	James A. Heinrich, Chair						
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Tyler J. Foti	Jennifer Grant	Larry Bangs						
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Keith Hammitt	Christine M. Howard	James Batzko						
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Peter M. Wolff	Gary J. Szpara	Gary J. Szpara						
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The foregoing legislation adopt	ed by the County Board of Superv	risors of Waukesha County, Wisconsin,						
was presented to the County Ex		/						
Date: 10/27/23	Maneau + 1/1	artmas						
Date.	Margaret Wartman, County Cl	erk						
The foregoing legislation adopted hereby:	ed by the County Board of Superv	visors of Waukesha County, Wisconsin, is						
Approved:								
Vetoed:								
Data: 10/27/20212	4/1/							
Date: 10/27/2023 , Tank from Paul Farrow, County Executive								

178-O-055

FISCAL NOTE

MODIFY THE 2023-2027 CAPITAL PLAN AND 2023 CAPITAL PROJECTS BUDGET TO APPROPRIATE ADDITIONAL EXPENDITURES FOR CAPITAL PROJECT #202208, GOLF COURSE INFRASTRUCTURE PLAN, FUNDED WITH GOLF COURSE FUND BALANCE

This ordinance modifies the 2023-2027 Capital Plan and 2023 Capital Projects budget for capital project 202208 Golf Course Infrastructure Plan to increase expenditures \$155,000 due to higher-than-expected equipment and labor costs caused by high levels of large rock impeding irrigation pipe installation, and failure of the irrigation well pump and pipe casing requiring sooner-than-anticipated replacement. These costs increases will be covered with \$155,000 of additional Golf Course Fund balance use.

These additional costs are related to 2023-phase projects that the department intends to complete this year, so the budget modification is being made to the current-year budget, rather than future years in the capital plan. The proposed 2024-2028 Capital Plan that is currently being considered by the County Board addresses project expenses in 2024 and beyond, and is not affected by this ordinance.

William Duckwitz Budget Manager

William Purdenty

10/2/2023

JE# 2023-00010697

File Number: 178-O-055

Project Title:	Golf Course Infrastructure Plan	Project #:	202208		
Department: Parks & Land Use		Project Type:	Renovation/Upgrade		
Phase:	Construction	Sponsor:			
Budget Action:	C - \$ Update C - Rev Update	Manager:	Dale Shaver, PLU Director		
Date:	October 5, 2023	Map / Image:			

CAPITAL BUDGET SUMMARY										
Year	2022	2023	2023	2024	2025	2026	Total			
Project Phase	Design/Const.	Construction	Ordinance	Construction	Construction	Construction	Project			
Expenditure Budget	\$862,000	\$900,000	\$155,000	\$778,000	\$250,000	\$250,000	\$3,195,000			
Revenue Budget	\$862,000	<u>\$900,000</u>	<u>\$155,000</u>	<u>\$778,000</u>	\$250,000	\$250,000	\$3,195,000			
Net Costs After Revenues Applied	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
COST DOCUMENTATION				REVENUE						
Design / Engineering	\$6,000									
Construction	\$2,869,000			Golf Course Fund Balance \$3,110,00			\$3,110,000			
Contingency	\$320,000									
				General Fund	Balance		\$85,000			
Total Project Cost	\$3,195,000			Total Revenue	•		\$3,195,000			
EXPENDITURE BUDGET	\$3,195,000			REVENUE BUI	OGET		\$3,195,000			

Project Scope & Description:

The Department of Parks and Land Use has completed an update of its projected golf course infrastructure maintenance program. The Golf Course Fund balance level has stabilized due to the elimination of operational losses from the sale of Wanaki Golf Course, along with the transfer of the proceeds from the sale of Wanaki Golf Course into the fund.

Based on the stabilization of the Golf Course Fund balance, this capital project will address major infrastructure maintenance needed at Naga-Waukee War Memorial Golf Course and Moor Downs Golf Course. Major maintenance projects at the courses include golf course irrigation system repair and replacement, pump station replacement, HVAC replacement, cart path renovation, completion of a new clubhouse well and an irrigation well, replacement of the clubhouse roof, pedestrian bridge upgrades, renovation of the clubhouse restrooms and patio pavement, and installation of a protective netting barrier between Moor Downs and the Waukesha Employee Health & Wellness Center. After completion of a master irrigation system upgrade plan in 2022, project cost estimates have been updated and the system upgrades will begin in 2023, with the balance of the irrigation system upgrades being spread over a four-year period from 2023-2026. Project costs are updated through an ordinance to increase project expenditures and use of Golf Course Fund balance by \$155,000 in the 2023 budget to cover higher-than-expected equipment and labor costs caused by high levels of large rock impeding irrigation pipe installation, and failure of the irrigation well pump and pipe casing that requires sooner-than-anticipated replacement.

This project is mostly funded from the Waukesha County Golf Course fund balance. The capital project expenditure and revenue budgets will be evaluated annually for the duration of the project and adjusted accordingly based on the status of the golf course fund balance. General Fund balance of \$85,000 is budgeted as part of a 50/50 cost share for the cost of the protective netting barrier at Moor Downs, in recognition that general county operations also benefit from the installation.

Location: Naga-Waukee War Memorial Golf Course - Town of Delafield, City of Delafield; and Moor Downs Golf Course - City of Waukesha.

Analysis of Need: Implementation of the upgrades is necessary to address aging infrastructure and to maintain efficient operation of the Naga-Waukee War Memorial Golf Course and the Moore Downs Golf Course and to continue to provide a quality golf experience to Waukesha County residents.

<u>Alternatives:</u> Continue to perform minimum maintenance necessary to sustain golf operations, and rely on continued function of aging infrastructure systems and facilities that are well beyond the anticipated useful lifespan.

Ongoing Operating Costs: Ongoing maintenance will continue to be performed by the staff at Naga-Waukee and Moor Downs Golf Courses. Upgraded infrastructure will result in efficiencies and cost savings pertaining to usage of water and electricity, and fewer labor hours for maintenance and repairs. Costs will continue to be offset by golf course revenue.

<u>Previous Action:</u> Approved as a new project in the 2022-2026 Capital Plan. Approved with a cost and revenue update in the 2023-2027 capital plan.

Referred on: 10/04/23 File Number: 178-0-055 Referred to: EX-LU-FI 3

VOTE RESULTS

25 YES

O NO

0 ABSTAIN

> 0 ABSENT

Ordinance 178-0-055

#202208, Golf Course Infrastructure Plan, Funded with Golf Course Fund Balance Ordinance 178-O-055: Modify the 2023-2027 Capital Plan and 2023 Capital Projects Budget to Appropriate A Passed With 17 Yes Votes Needed

D9 - Heinrich D8 - Koremenos D6 - Walz D5 - Grant D1 - Foti D4 - Batzko D3 - Morris D2 - Weil LaFontain AYE AYE AYE AYE AYE AYE AYE AYE AYE D18 - Nelson D17 - Meier D16 - Crowley D15 - Kolb D14 - Mommaerts D11 - Howard D10 - Thieme D13 - Decker D12 - Wolff AYE AYE AYE AYE AYE AYE AYE AYE AYE D24 - Bangs D21 - Gaughan D23 - Hammitt D22 - Szpara D20 - Schellinger D19 - Enriquez D25 - Johnson AYE AYE ΑYE AYE AYE AYE AYE

7th Meeting, 178th Year of the County Board of Supervisors - October 24 2023 07:35:5 pen Meeting

October 24, 2023

