

Lago Vista Golf Course Advisory Committee

FY2024 Annual Report



COURSE CONDITIONS

2022-2023

- Course conditions are at an all time low
- Resulting from
 - Worn out irrigation system
 - Irrigation water quality
 - Inadequate maintenance funding
 - Equipment condition
 - Past management
 - Greens construction
 - Extreme weather

2024

- Course conditions have improved significantly but still far below competition and acceptable for increasing play/revenue
- Improvements Resulting from
 - GCM staff have repaired(patched) pieces of the worn out irrigation system.
 - Fairways have improved due to better irrigation.
 - Several greens returned to a playable condition.
 - Sodded pot-holes on 2 greens + full sod on Practice green
 - Pro Shop and Practice Area enhanced
- Irrigation still well below what is needed to maintain the course effectively

Resodded entire Practice Green



Practice Green (May 2022)



Practice Green (May 2024)



Hole # 18 (May 2022)



Hole # 18 (June 2023)



Hole # 18 (May 2024)

Sodded pot-holes

8/2/2024



Hole # 9 (May 2022)



Hole # 9 (June 2023)



Hole # 9 (May 2024)



Hole #8 (May 2022)



Hole # 8 (June 2023)



Hole #8 (May 2024)



Pot-Hole Examples
Hole # 7 (May 2024)

8/2/2024



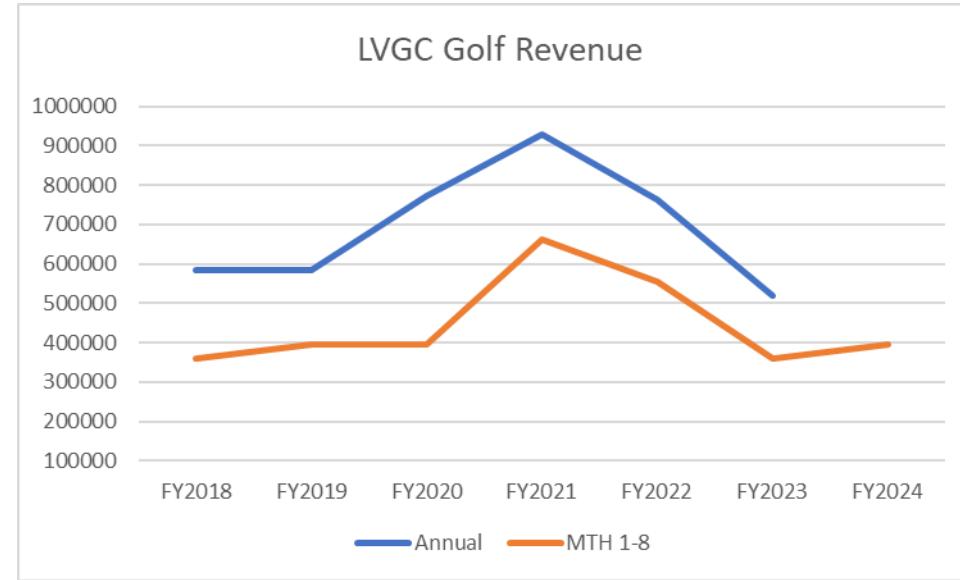
Hole # 7 (May 2024)

05/08/

Lago Vista Golf Course Revenue

- Revenues continued to decrease from Covid period highs.

- Revenue is below pre-Covid levels



- Golf courses in the North Shore area are booming
(Point Venture, Crystal Falls, Delaware Springs, Hidden Falls)
- Primary reason for revenue decline is poor course conditions.
 - Largest contributor is the lack of acceptable greens for golfers to putt on.



GCAC Recommended Irrigation System Replacement (2022)

- City Council approved Waste Water Disposal System (golf course irrigation) as part of CO Infrastructure Bond (Approved in 2023, issued Feb-Mar 2024).
- Golf Course Pond 2 Design to be completed in 2024 and submitted for Bids.
 - Pond 2 construction to start in 2024 and complete in 2025.
- Irrigation Installation Bid and Contractor selected.
 - Estimated start February 2025.
- Golf Course Irrigation System installation in coordination with completion of Pond 2.



GCAC Recommended Course Renovation (2023)

CONCEPT 3

- Greens, Tees, Bunkers & All Practice Areas Renovation
 - Great First Impression
 - Provides an Excellent Golf Experience
- Course Improvements made in Conjunction with and Contingent upon Irrigation System Installation
- ROI Improvement
 - Attract golfers of all skill levels
 - Opportunity to Breakeven
- Estimated cost of completion is \$3.5M
 - Best Value-Optimal Features and Benefits for the cost
 - Impact to Lago Vista taxpayers TBD based on City Council decisions
- CC accepted GCAC recommendation subject to voter approval of GO bond.
- Were hopeful the GO Bond would be on the 2024 general election ballot.



2024 GCAC WORK PLAN

- Develop a GO Bond communication package for Lago Vista citizens, conveying the value of a golf course renovation.
- Develop Alternative plan(s) as contingency to GO Bond.
- Identify Non-Golf activities to Promote golf and golf course benefits to the community.



2024 GCAC WORK PLAN STATUS

- Outline of a GO Bond communication package was created.
 - COLV non-infrastructure debt was not feasible to support 2024 bond election.
 - Communication package put on hold.
- Alternative plan(s) as contingency to GO Bond.
 - Budget constraints limit options.
 - Recommended sod repairs to additional Greens (#5 & #6) in 2024.
 - Continue to work with golf staff on any additional options.
- Non-Golf activities to Promote golf and golf course value.
 - Effluent type restricts any youth activities, greatly limiting options.
 - The Bunker not being operated by the City, limits activities that could take place in the clubhouse.

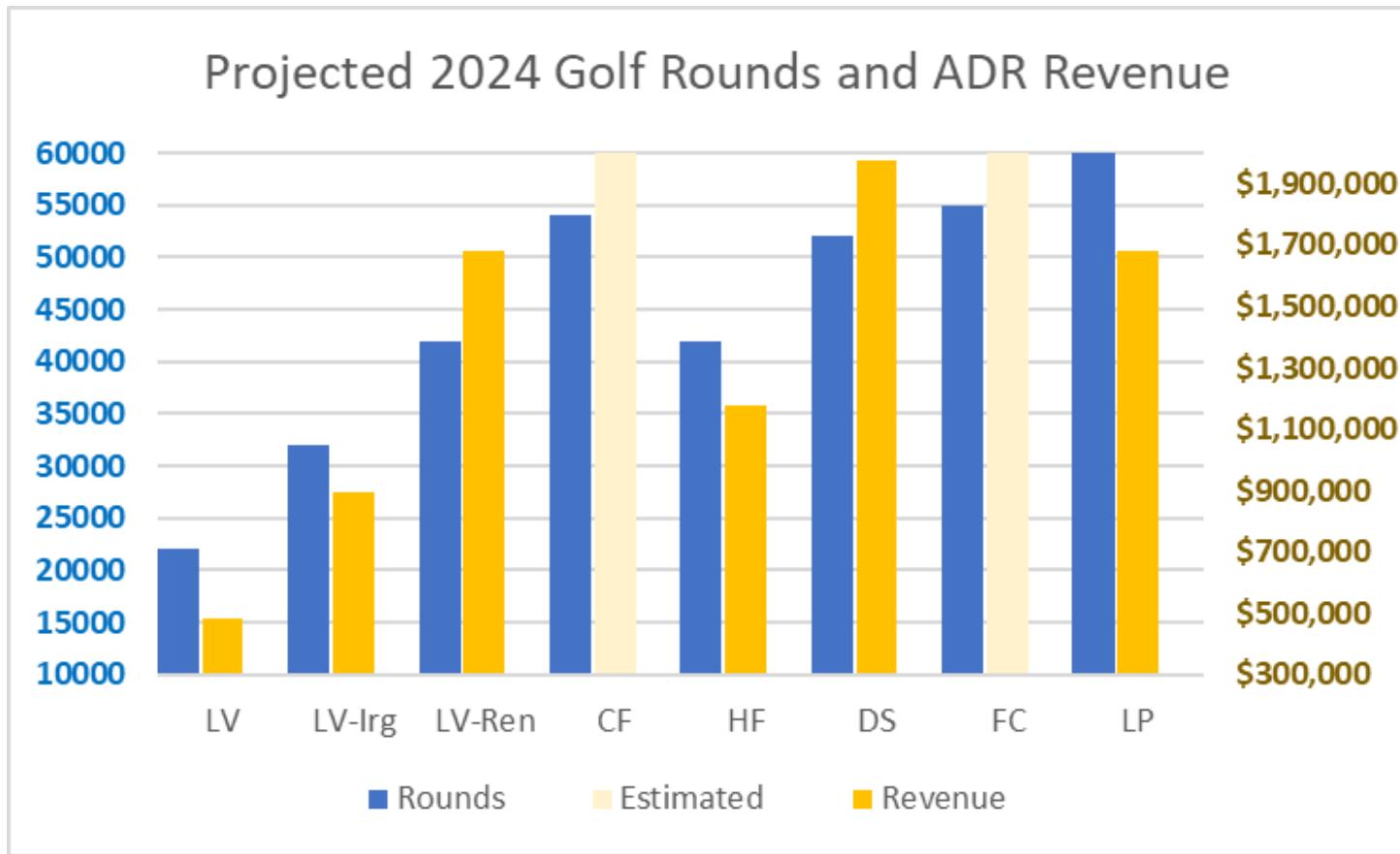


2024 GCAC SUMMARY

- Complete sod repairs on two additional greens, holes #5 & #6, to enable increased revenue.
- Irrigation System installation in 2025 will provide significant improvement to course conditions through consistent and effective watering.
- Repairing/Resurfacing Greens is not a long term solution.
 - Unknown lifetime.
 - Industry data shows greens have a 15-30yr life. LVGC is 50+ yrs
 - Isn't sufficient to attract and retain enough public golfers.
- Golf Course Renovation still needed to have a competitive product that can attain the desired level of play & revenue.
 - Put GO bond on the ballot as soon as affordable.

Lago Vista Golf Course Potential

- Comparison to area Municipal Golf Courses



- ❖ Crystal Falls, Hidden Falls, Delaware Springs, Forest Creek, Landa Park
- ❖ Average Daily Rate (ADR)

- Golf interest has seen a significant resurgence.
- Potential is there if renovated.

A photograph of a white golf ball resting on a vibrant green lawn. In the background, a yellow flag is partially visible, marking a hole. The scene is bright and suggests a sunny day on a golf course.

APPENDIX

- **Golf Course Component Life Cycle**, American Society Golf Course Architects.
- 2023 GCAC Renovation SWOT Analysis.

GOLF COURSE ITEMS EXPECTED LIFE CYCLE

HOW LONG SHOULD PARTS OF THE GOLF COURSE LAST?

No two golf courses are alike except for one thing: deferring replacement of key items can lead to greater expense in the future, as well as a drop in conditioning and player enjoyment. The following information represents a realistic timeline for each item's longevity.

Component life spans can vary depending upon location of the golf course, quality of materials, original installation and past maintenance practices. The American Society of Golf Course Architects (ASGCA) encourages golf course leaders to work with an ASGCA member, superintendents and others to assess their course's components.

ITEM	YEARS
Greens (1)	15 – 30 years
Bunker Sand	5 – 7 years
Irrigation System	10 – 30 years
<i>Irrigation Control System</i>	10 – 15 years
<i>Pump Station</i>	15 – 20 years
Cart Paths – asphalt (2)	5 – 10 years (or longer)
Cart Paths – concrete	15 – 30 years (or longer)
Practice Range Tees	5 – 10 years
Tees	15 – 20 years
Corrugated Metal Pipes	15 – 30 years
Bunker Drainage Pipes (3)	5 – 10 years
Mulch	1 – 3 years
Grass (4)	Varies

NOTES: (1) Several factors can weigh into the decision to replace greens: accumulation of layers on the surface of the original construction, the desire to convert to new grasses and response to changes in the game from an architectural standpoint (like the interaction between green speed and hole locations). (2) Assumes on-going maintenance beginning 1 - 2 years after installation. (3) Typically replaced because the sand is being changed – while the machinery is there to change sand, it's often a good time to replace the drainage pipes as well. (4) As new grasses enter the marketplace – for example, those that are more drought and disease tolerant — replanting may be appropriate, depending upon the site.

ASGCA thanks those at the USGA Green Section, Golf Course Builders Association of America, Golf Course Superintendents Association of America and various suppliers for their assistance in compiling this information.

The materials presented on this chart have been reviewed by the following Allied Associations of Golf:



For more information, contact ASGCA at (262) 786-5960 or visit www.ASGCA.org
8/2/2024

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SWOT Analysis - Concept 3

Proposal

1. Renovate greens, tees, bunkers and practice areas relative to Master Plan Concept 3
 1. Greens resized and shaped to increase pin placements and improve maintainability.
 2. Tee boxes reconstructed to expand useable area and improve maintainability. Potentially add a 5th (Jr.) tee box.
 3. Bunker modifications to reduce maintenance time & cost. Add proper drainage and improve playability.
 1. Could involve reducing total number, size and placements from Master Plan.
 2. Major goal is to reduce maintenance, improve pace of play, and provide enough visual benefit to attract golfers of all levels
2. Estimated cost is \$3.5M to be funded from a GO bond. **(Bond postponed)**

Assumptions

1. The city will sell certificates of obligation (CO's) to fund effluent irrigation fall of 2023 **(completed Feb-Mar 2024)**
2. Voters will need to pass a General Obligation (GO) bonds in the November 2023 election. **(Postponed)**
3. Construction of new effluent pond on Hole #2 would be completed and ready for use by the start of the growing season (May 2025)
4. Funds from the sale of the GO bonds will be available to complete construction by the growing season start (May 2025)

Implementation Recommendations

1. Implementation would be done 9 holes each calendar year while maintaining play on the other nine holes
2. Irrigation is installed in conjunction with golf course renovations, 9 holes per year. **(To Be Determined)**
3. Develop and implement a significant Marketing and PR campaign to attract new players and get dissatisfied golfers to return.

SWOT Analysis - Concept 3

Pros

1. Professional onsite construction oversite to ensure quality implementation of the plan
2. This option would garner the most interest and additional outside play much sooner than greens complexes option. *(revenue)*
3. Provides the highest customer satisfaction and would increase City of Lago Vista revenue faster than greens complexes option. *(eco tourism)*
4. Reduces play disruptions by completing course renovations and irrigation simultaneously.
5. More extensive renovations should reduce overall maintenance costs.
6. There are many examples of courses whose ROI has increased with major renovations.

Cons

1. The \$3.5 million amount of the GO bond may be too high for voter approval.
2. GO bond funding timing (4-5 months) would push front nine renovations to 2025.
3. **Revenue and play will likely decrease even more during renovations.**

Opportunities

1. Could allow increasing golf rates more quickly due to extensive improvements to the course
2. Could increase golf tournaments and take advantage of the natural views on the course.
3. A golf course in great condition, with a professional that could give lessons, attract and properly run youth camps and properly host outings and tournaments