



Meeting Date: 01 / 25 / 11

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input checked="" type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other	<input type="checkbox"/> Other

Prepared By: Cyndi Hookstra, Management Analyst III <sup>24</sup> Agenda Item No. I-3

Reviewed By: City Manager: [Signature] City Attorney: [Signature] Finance: [Signature] Other: \_\_\_\_\_

**DATE:** January 25, 2011

**TO:** City Council

**FROM:** Michael Henderson, General Services Superintendent  
City Manager's Office [Signature]

**SUBJECT:** Allocation of Funds for River Ridge Golf Course Maintenance Facility Construction Modifications

**RECOMMENDATION**

That City Council approve the appropriation and authorize the City Manager to appropriate funds in the amount of \$51,800 from the golf course fund balance for construction modifications at the River Ridge Golf Club located at 2401 Vineyard Avenue.

**DISCUSSION**

The City owns land at 2507 North Ventura Road (adjacent to and north of the golf course). The Covanta Energy operated a plant at the location using natural gas to create electrical energy.

In December 2009, Covanta Energy, decided to terminate their operation due to the inability to extract sufficient natural gas to make the operation profitable. The building is centrally located on the north side of the golf course along the perimeter road next to the Santa Clara River. The terms of the lease with Covanta states that their occupation of the building ends upon termination of operations by Covanta.

With the conclusion of the Covanta operations, the opportunity is now available to maximize the use of the old Covanta building as the new maintenance building for the golf course. Therefore, a newly constructed building would no longer be needed. The Covanta building is approximately 5,180 square feet and would be well suited for the maintenance building at substantial cost savings. In addition, this past summer the 3,000 square feet sprung structure was relocated from the west side of the Victoria Lakes course to the south side of the Covanta building. With both of these structures in place, the golf course operator (High Tide and Green Grass, Inc.) would be able to centrally operate, maintain, and manage both golf courses from this location.

In 1986 when the golf course originally opened, the decision was made to utilize the old Santa Clara Landfill tipping station as a temporary maintenance building located on the Eastside. Twenty-four years later the building is still serving in that capacity, but is no longer viable and is now a liability.

In February 13, 2007, a report was taken to City Council to identify the need to construct a new maintenance facility building for future operations at a cost of \$3,050,150.

Over the years the old tipping station which has been functioning as the golf course maintenance yard has suffered from vandalism and thefts. The facility is an open shed with a corrugated tin roof and chain link siding. Last year two burglaries occurred at this maintenance facility. These two burglaries have resulted in a loss of \$21,600 in equipment and tools. There is also a need for increased security for the chemical storage room at the maintenance facility where restricted materials for the golf course are stored.

In order to make the Covanta building operational, modifications are required and are estimated to cost \$66,350. The current balance for the golf course CIP budget for FY 2010/2011 is \$14,500 which will be used for this project, leaving a balance of \$51,800 needed to complete the upgrades for occupancy. Staff is recommending that City Council approve the increase to the golf course CIP budget in the amount of \$51,800.

### **FINANCIAL IMPACT**

By accepting the former Covanta building and modifying the structure so it can be utilized as the maintenance building for the golf course, the City is saving approximately \$3 million dollars.

The increase in the golf course CIP budget funding of \$51,800 will be appropriated from the golf course (fund 651) fund balance. The modifications to the existing Covanta building will allow the City to realize substantial construction savings at the golf course.

MH/clh

Attachment # 1 - Special Budget Appropriate form

**CITY OF OXNARD**  
**REQUEST FOR SPECIAL BUDGET APPROPRIATION**

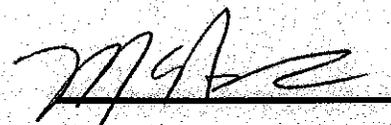
December 7, 2010

Request is hereby made for an appropriation of total . . . . .

51,800

**Reason for appropriation:** To appropriate \$51,800 to the construction modification at the River Ridge Golf Club located at 2401 Vineyard Avenue from Golf Course Fund Balance.

<u>FUND</u>	<u>DESCRIPTION/ACCOUNT</u>	<u>ADJUSTMENT AMOUNT</u>
GOLF COURSE OPERATING 651	RIVER RIDGE GOLF COURSE 651-6401	
	891-86-05 CAPITAL OUTLAY / IMP NOT BLDG-MAJOR REPAIR	51,800
	<b>Net Estimated Change to GOLF COURSE OPERATING (651)</b>	<u><u>(51,800)</u></u>



DOES REQUIRES CITY COUNCIL APPROVAL

CHIEF FINANCIAL OFFICER



Disposition	Approved	_____
	Rejected	_____
Transfer by Journal Voucher	_____	

