

Cedarholm Clubhouse Replacement

Advisory Team Final Report

9.6.2016



Final Report Overview

- Background
 - Timeline
 - Mission & Purpose
- Advisory Team Process
- Recommendations



Clubhouse Deck looking to the east

Background



Clubhouse Entrance from the Parking Lot

Cedarholm is:

- A community asset
- A local leader for rounds played on “like” golf courses
- Meeting a specific niche in the Twin Cities golf market
- Currently operating as an Enterprise Fund

Timeline

November 2014

City Council directs Parks and Recreation Commission to review Cedarholm's current and future operations and provide recommendations

April – June 2015

3-Person Parks and Recreation Commission Task Force was established to gather and share information on the Cedarholm Clubhouse

June 2015

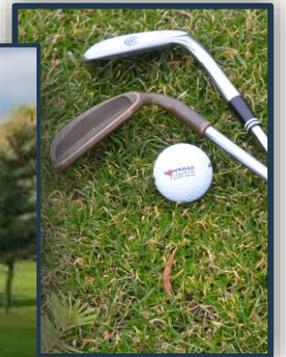
Roseville City Council requests the Parks and Recreation Commission gain a better understanding of improvement options, cost estimates and golf opportunities

November 2015

The Parks and Recreation Commission shares 4 options for replacing/improving Cedarholm with the City Council. The City Council requests the Commission engage the public on options

January 2016

The City Council unanimously approves the Parks and Recreation Commissions recommended community engagement process for exploring the replacement of the Cedarholm Clubhouse



Advisory Team Mission & Purpose

Mission

To engage Roseville in discussion for the replacement of the Cedarholm Clubhouse in a well thought-out, efficient, functional way that meets the needs of the community today and for generations to come.

Purpose

The Cedarholm Golf Course Clubhouse Advisory Teams was to:

- Study, Analyze and Guide the Replacement of the Cedarholm Clubhouse
- Learn from Other Community Golf Operations
- Gather Input from Community Members and Users
- Align Clubhouse Rebuild with the Current Parks and Recreation Master Plan



Cedarholm Maintenance Facility & Storage



Advisory Team Process



Clubhouse Grill/Concession Seating

- Advisory Team Final Deliverable:
Cedarholm Clubhouse Replacement Final Report
- 23 Member Volunteer Advisory Team
 - Original Recommendation: 14
- Community input encouraged during process
 - Web
 - Newspapers
 - Brochures
 - Commission Updates
- Met on 9 Publicly Noticed Occasions



Advisory Team Meeting Schedule

- **Meeting #1: March 17:** Cedarholm Golf Course and Clubhouse Background Information and History
- **Meeting #2: April 28:** Local Golf Industry Professionals Panel
- **Meeting #3: May 12:** Partnerships and Other Users: Current and Potential
- **Meeting #4: May 19:** Function and Uses: Current and Potential
- **Meeting #5: June 9:** Funding Options (meeting @ Autumn Grove Park Building)
- **Meeting #6: July 14:** Findings Discussion and Report Development (meeting @ Nature Center)
- **Meeting #7: August 1:** Sub-Committee Meeting to Review Preliminary Draft
- **Meeting #8: August 11:** Draft Report Review
- **Meeting #9: August 16:** Report Review and Public Presentation (meeting @ Lexington Park Building)



Advisory Team Recommendations

The Cedarholm Golf Course Clubhouse Advisory Team
Recommends:

1. Replace the Clubhouse
2. Use Identified Funding Options to Support the Capital Needs of the Golf Course Clubhouse
3. Plan for Supporting Infrastructure
4. Reconsider the status of the Golf Course as an Enterprise Fund



Clubhouse Banquet/Rental Space

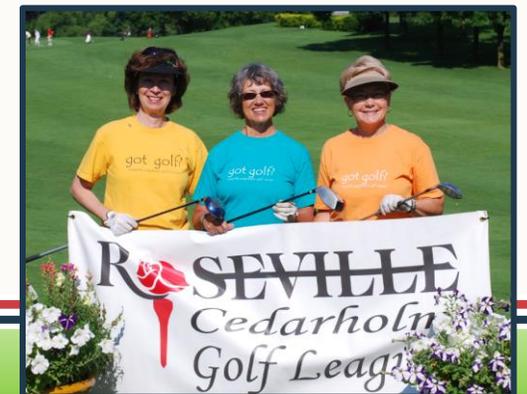
1. Replace the Clubhouse

- Create a flexible space that supports current and future golf needs
- Anticipate future operational requirements - Independent of golf functions
- Create a gathering space for non-golfers in the community
- Provide a niche in Roseville's facility rentals



1. Replace the Clubhouse cont.

- Contracting professional design services
 - Design, plan and Operate for “what we are”
 - Create facility for year round, multi-faceted use
 - Utilize preliminary work of the Advisory Team to understand community direction for the rebuild
 - Plan full Clubhouse site based on current and future needs of the supporting infrastructure
 - Propose construction calendar with minimal impact on golf operations



2. Use Identified Funding Options

- There is an opportunity to maximize current funding options
 - Park Dedication Funds
 - Remaining Parks and Recreation Renewal Program funding
 - Current Golf Course Fund Balance
- If necessary, consider all funding options, including a levy and bonding
 - If a levy is used, the Advisory Team strongly suggests a sunset for the levy without renewal or repurpose
- Pursue partnerships and collaborations
 - Re-think usage to maximize access and revenues



Cedarholm Golf Course Exit



3. Plan for Supporting Infrastructure

The Advisory Team feels it is prudent to:

- Replace or improve the entire area supporting golf operations
 - Parking
 - Maintenance
 - Storage

- Create a plan for the supporting infrastructure that:
 - Works with the Clubhouse
 - Meets current expectations and future needs



Cedarholm Maintenance Facility & Storage

3. Plan for Supporting Infrastructure cont.

- It is important to replace or improve the maintenance facility and site to accommodate:
 - A welcoming site entrance that reflects a multi-use facility
 - Parking Needs
 - Secure golf cart storage to support growing revenue streams
 - Maintenance equipment and product storage
 - Improved working conditions to meet current building and safety standards and code requirements



4. Reconsider Cedarholm as an Enterprise Fund

- The Advisory Team recommends reviewing and reconsidering the Golf Course's current Enterprise Fund status
 - Criteria suggests that the golf course is not currently operating fully as an Enterprise Fund
 - Current/future operations and capital needs warrant the reconsideration
- Roseville Recreation Fee Fund is a separately-established fund, created for the purposes of managing designated revenues for the benefit of the City's recreation programs.



Questions?

