General Government Committee
Ed Lane – Chair – 12th
Jay McChord – Vice Chair – 9th
Linda Gorton – Vice Mayor
Steve Kay – At Large
Chris Ford – 1st
Tom Blues – 2nd
Julian Beard – 4th
K. C. Crosbie – 7th
George Myers – 8th
Doug Martin – 10th

Staff
Scott Seymour – (258-3221)

AGENDA

SPECIAL MEETING
GENERAL GOVERNMENT COMMITTEE
December 1, 2011
3:00 P.M.

1. Approval of Summary (1-3)

2. Golf Management Plan – Continuation of Discussion (4-11)
   Director of Parks and Recreation Jerry Hancock

3. Aquatics Management Plan – Continuation of Discussion (12-20)
   Director of Parks and Recreation Jerry Hancock

5. Items in Committee (21)

6. Public Comment

"The General Government Committee, to which shall be referred matters relating to the general administration of government: The Department of Law; The Department of General Services; each department's respective divisions; and, any related partner agencies." –Council Rules & Procedures, Section 2.102 (1). Effective January 1, 2011; Adopted by Urban County Council October 14, 2010.

Committee Schedule 11:00 PM except as noted
December 1, 2011 – 3:00 PM – Special Meeting
January 10, 2012
February7, 2012
March 6, 2012
April 10, 2012
May 1, 2012
June 19, 2012
August 21, 2012
September 11, 2012
October 2, 2012
November 13, 2012

General Government Committee
November 15, 2011
Summary & Motions

CM Ed Lane chaired the meeting and called it to order a 10:00 am. Committee members present were McChord, Gorton, Kay, Ford, Blues, Beard and Myers. CM Martin arrived at 11:30am. CM Crosbie was absent. CM Stinnett attended as a non-voting member.

Approval of Summary from October 11, 2011 meeting.

A MOTION by CM Blues to Approve, seconded by CM Beard, the motion passed without dissent.

Parks Acquisition Fund Update

Director of Parks and Recreation (P&R) Jerry Hancock presented a power point presentation about the parks acquisition fund which was provided to all council members.

The Parks Acquisition Fund was created in 1983 to establish an additional building permit fee for " …both the acquisition and development of new parks…" . A resolution in 1995 clarified that the funds collected should be used exclusively for parks acquisition.

In 2002 the Council approved a loan of $150,000 from the fund to open three pools with the support of the Lexington Home Builders Association (LHBA). Now P&R would like to have the authority either permanently or for a specific period of time to use the fund for capital improvements to existing parks. Todd Johnson of LHBA told the committee his organization believes the fund should be used exclusively for the purchase of land for new parks.

To date over $6 million has been expended on acquisition with the last major purchase being the 2008 Raven Run expansion in the amount of $1.7 million. The fund balance is presently $1.44 million.

Discussion ensued on the use and the need for the fund. The consensus was that further discussion on the questions of whether LFUCG has enough park land and what the best use of the Parks Acquisition Fund needs to be done. Should the fund be used for improving existing parks or should the fund be permitted to grow and be available should an opportunity to acquire land for expansion of an existing park or future park development present itself?

Aquatics Management Plan

Jill Bertelson, representing the 10th Council District on the Parks Advisory Board (PAB) presented the Aquatics Master Plan. The plan recommends closing Berry Hill and Constitution pools and possibly converting the facilities to a skate park and ball field, respectively. Additionally, the plan recommends a "re-invention" of the other pools at an estimated cost of $1.33 million.

CM Stinnett stated that marketing needs to be emphasized as many pools are not being fully utilized such as Constitution and Picadome.

CM Myers said he was in favor of closing the two pools and retaining the operating expenses for 3 years for alternative uses. (page 13 of presentation)

VM Gorton asked CAO Moloney if the administration is close to a determination on a new senior citizens' center. He said they are not close but are reviewing sites. She also requested that the administration assist P&R in the area of marketing "to bring parks into the 21st century". Mr. Moloney said they are working on that issue.

CM Kay pointed out that the information on page 5 with regard to attendance and cash flow does not include "real revenue" from school groups nor all expenses such as salaries.

CM McChord stated that golf and aquatics need to be self supporting and policy changes are needed to reflect the changing demographics. There is a need to re-imagine the parks system, particularly Picadome.

Chair Lane asked that a financial model be developed for the next meeting that focuses on the top four pools (Castlewood, Tates Creek, Southland, Woodland) that are generating 80% of the traffic and are essentially breaking even. CM Kay reiterated that all expenses need to be appropriately allocated to cost centers for the financial models to be valid.

CM Myers asked that a survey be conducted of persons that would be interested in lap swimming at Berry Hill before closing the pool. He also requested that the PAB bring to the committee a list of policy change recommendations. Mr. Meyer said the board next meets in January and they will take up the issue at that time.

Golf Management Plan

Lee Meyer, representing the 9th Council District on the Parks Advisory Board (PAB) and the board's chair presented the Golf Management Plan.

The PAB supports golf as a "......public service that should be provided to citizens and guests of Fayette County at a reasonable rate...". Therefore the PAB is requesting Council maintain the golf program in the short term "as it is" while permitting parks to adjust prices to meet market conditions with the approval of the CAO. Coincidentally, there is ongoing effort to improve management efficiencies.

The long term plan proposes a study of repurposing one course which is a costly endeavor. The other goal is cost recovery at 100% of operating expenses.

Chair Lane pointed out that the golf program loses about $13 per round while LFUCG taxpayer supported golf courses are in direct competition with private courses. He asked if consideration had been given to closing one course and using it for another purpose such as soccer fields. Mr. Meyer stated yes, but in the short term re-purposing would be more expensive than attempting to increase the number of players and rounds through discounting and marketing efforts.

CM Beard noted that the number of rounds played has decreased about 50% in the past decade to 80,000. He asked if "we can ever get back were we were?" Mr. Meyer said data suggest that by year 2020 the number of rounds/players will rebound. CM Beard further stated that he did not believe the city should be in competition with private courses so the number of courses should be reduced especially since they are a drain on the LFUCG Budget.

CM Myers requested that Mike Fields, Recreation Manager for Golf Services, provide to the committee an accurate itemization of the expenses of each course at the next committee meeting on December 1, 2011.

Items in Committee

Chair Lane reviewed the items in committee.

The special committee meeting scheduled for December 11, 2011 will continue the discussion on the Aquatic and Golf Management Plans. The Parks Master Plan is expected to be on the January, 2012 General Government Committee agenda.

There being no further business the meeting was adjourned at 12:08 pm

2011 operating experience was down

	Kearney Hill	Tates Creek	Lakeside	Gay Brewer	Meadow Brook	Total
Revenue	$866,066	$571,313	$641,312	$569,364	$120,435	$2,768,491
Rounds	18,735	20,520	21,367	17,928	10,156	88,706
Expenses						
Operations	$438,255	$263,207	$252,521	$353,447	$84,006	$1,391,437
CS Labor	$311,531	$334,351	$350,352	$313,185	$86,435	$1,395,854
Utilities	$105,095	$145,945	$266,556	$110,219	$36,776	$664,591
Fleet	$40,041	$21,302	$21,401	$27,354	$4,339	$114,437
Total Expense	$894,922	$764,805	$890,830	$804,205	$211,556	$3,566,319
Operating P/L	-$28,856	-$193,492	-$249,517	-$234,841	-$91,122	-$797,827
Admin Overhead						-$138,016
P/L w/Admin						-$935,843
Picadome Debt Charge which Parks disputes the need for						-$163,265
Golf Cart Debt for 2011 carts						-$96,076
Gross total with debt, admin and golf carts						-$1,195,184

FY 2011 Consolidated LFUCG Golf Course P&L

November 22, 2011

	Kearney Hill	Tates Creek	Lakeside	Gay Brewer Jr	Meadowbrook	Total
Rounds Played	18,735	20,520	21,367	17,928	10,156	88,706
Revenue	$866,066	$571,313	$641,312	$569,364	$120,435	$2,768,490
Expenses						
Operations	$438,255	$263,207	$252,521	$353,447	$84,006	
CS Labor	$311,531	$334,351	$350,352	$313,185	$86,435	
Utilities	$105,095	$145,945	$266,556	$110,219	$36,776	
Fleet	$40,041	$21,302	$21,401	$27,354	$4,339	
Total Expense	$894,922	$764,805	$890,830	$804,205	$211,556	
Profit / Loss	$28,856	-$193,492	-$249,518	-$234,841	-$91,121	-$797,828
Admin Expense						-$138,016
						-$935,844
Picadome Debt Chg						-$163,265
Golf Cart Debt						-$96,076
Gross Total						-$1,195,185

Notes:

Revenue is actual deposits made to banks from golf and recorded through Rec Trac. Taxes not reflected. Paid by Accounting
Operation expenses are actual expenses from People Soft
Civil Service Labor is by individual - data provided by Budgeting - includes benefit costs
Utilites provided by Gen Services, adjusted as to percentage of use per facility
Fleet cost provided from the Fleet Wave tracking program provided by Fleet Services
Debt service cost provided by Budgeting

Kearney Hill Golf Links

FY 2011 Golf Course P&L

November 22, 2011

Operating Expenses				**Revenue**			
75100 Operating Supplies		$7,407		Green Fees	$454,801		
75500 Cost Goods of sold golf shop mds, and F&B		$101,163		Cart Fees	$167,684		
				Rental	$18,182		
75800 Minor equipment		$202		Merchandise	$102,631		
76100 Maintnance Supplies		$108,580		Food and Bev	$85,583		
77800 Dues		$400		Gift Cert	$37,184		
78700 recovery acct		$1,688		**Gross Revenue**		**$866,065**	
63000 Seasonal Labor		$218,816					
			$438,256				
Civil Service Labor							
Golf Pro Manager Acting		$48,779					
Asst Golf Pro		$48,779					
Club House Att	Vacant						
Superintendent		$73,712					
Asst Superintendent	Vacnt						
Mechanic		$44,617					
PSW sr		$47,376					
PSW		$48,270					
PSW	Vacant						
			$311,533				
Utilities							
Elect		$49,610					
Water		$55,485					
			$105,095				
Fleet Cost Fuel and Parts		$40,041					
			$40,041				
Total			**$894,925**			**$866,065**	**-$28,860**

Tates Creek Golf Course | **FY 2011 Golf Course P&L** | November 22, 2011

Operating Expense			
75100 Operating Supplies		$3,217	
75500 Cost Goods of sold golf shop mds, and F&B		$71,588	
75800 Minor equipment		$0	
76100 Maintnance Supplies		$42,488	
77800 Dues		$410	
78700 recovery acct		$25,053	
63000 Seasonal Labor		$120,450	
			$263,206
Civil Service Labor			
Golf Pro Manager		$72,795	
Asst Golf Pro	Vacant		
Club House Att		$36,688	
Superintendent		$78,760	
Mechanic		$62,188	
PSW sr	N/A		
PSW		$45,915	
PSW		$38,005	
			$334,351
Utilities			
Elect		$32,738	
Water		$110,731	
Gas		$2,476	
			$145,945
Fleet Cost Fuel and Parts		$21,302	
			$21,302
Total			**-$764,804**

Revenue			
Green Fees	$287,721		
Cart Fees	$169,278		
Rental	$1,010		
Merchandise	$48,554		
Food and Bev	$47,724		
Gift Cert	$17,026		
Gross Revenue		**$571,313**	
		$571,313	**-$193,491**

Lakeside Golf Course | **FY 2011 Golf Course P&L** | November 22, 2011

Operating Expense					
75100 Operating Supplies		$5,238			
75500 Cost Goods of sold		$94,323			
golf shop mds, and F&B					
75800 Minor equipment		$184			
76100 Maintnance Supplies		$47,012			
77800 Dues		$353			
78700 recovery acct		$6,330			
63000 Seasonal Labor		$99,081			
			$252,521		
Civil Service Labor					
Golf Pro. Manager		$97,684			
Asst Golf Pro		$44,267			
Club House Att		$35,935			
Superintendent		$71,582			
Mechanic		$61,092			
PSW sr	N/A				
PSW		$40,692			
PSW	vacant				
**			$351,252		
Utilities					
Elect		$23,078			
Water		$242,011			
Gas		$1,467			
			$266,556		
Fleet Cost Fuel and Parts		$21,401			
			$21,401		
Total Operating Expense			**-$891,730**	**$641,314**	**-$250,416**

** differs by $900 from Power Point Presentation of 11/15/11

Revenue		
Green Fees	$313,874	
Cart Fees	$185,575	
Rental	$25,465	
Merchandise	$63,710	
Food and Bev	$39,501	
Gift Cert	$13,189	
Gross Revenue		**$641,314**

Gay Brewer Jr **FY 2011 Golf Course P&L** November 22, 2011

Operating Expense				**Revenue**			
71300 Rent		$27,500					
75100 Operating Supplies		$7,747		Green Fees	$282,358		
75500 Cost Goods of sold golf shop mds, and F&B		$72,171		Cart Fees	$147,852		
				Rental	$771		
75800 Minor equipment		$852		Merchandise	$60,817		
76100 Maintnance Supplies		$53,229		Food and Bev	$69,702		
77800 Dues		$46		Gift Cert	$7,864		
78700 recovery acct		$8,122		Gross Revenue		$569,364	
63000 Seasonal Labor		$183,779					
			$353,446				
Civil Service Labor							
Golf Pro Manager		$73,298					
Asst Golf Pro		$54,123					
Club House Att	vacant						
Superintendent		$85,751					
Mechanic		$60,682					
PSW sr	N/A						
PSW		$39,331					
PSW	vacant						
			$313,185				
Utilities							
Elect		$15,314					
Water		$88,530					
Gas		$6,375					
			$110,219				
Fleet Cost Fuel and Parts		$27,354					
			$27,354				
Total			**-$804,204**			**$569,364**	**-$234,840**

Meadowbrook			FY 2011 Golf Course P&L				November 22, 2011
Operating Expense				**Revenue**			
75100 Operating Supplies		$8,942		Green Fees	$101,578		
75500 Cost Goods of sold		$5,279		Cart Fees			
golf shop mds, and F&B				Rental	$6,374		
75800 Minor equipment		$5,610		Merchandise	$4,426		
76100 Maintnance Supplies		$22,402		Food and Bev	$8,058		
77800 Dues				Gift Cert			
78700 recovery acct		$3,188		Gross Revenue		$120,436	
63000 Seasonal Labor		$38,585					
			$84,006				
Civil Service Labor							
Golf Pro Manager	N/A						
Asst Golf Pro	N/A						
Club House Att	N/A						
Superintendent		$86,435					
Mechanic	N/A						
PSW sr	N/A						
PSW	N/A						
PSW	N/A						
			$86,435				
Utilities							
Elect		$11,551					
Water		$25,226					
Gas							
			$36,777				
Fleet Cost Fuel and Parts		$4,339					
			$4,339				
Total			**-$211,557**			**$120,436**	**-$91,121**

Admin Expense

Golf Services Manager	$86,403	
Staff Asst	$51,613	
Total including benefits		$138,016
Debt Charge		
20 year bond 9 years remaining	$163,265	
Golf Car debt	$96,076	
5 year bond payment		
Total Debt		$259,341
Total Admin cost		**$397,357**

The Committee asked for additional information on Nov. 15, 2011

- Look at the possibility of dedicating a pool for lap swimmers late in the season
- Estimate the number of unique visitors to our pools each year
- Create a pro-forma with just Aquatic Centers
- Adjust the operating P&L to include non-pool specific cost information
- ID costs and funding sources for demo of Berry Hill and Constitution pools

Lexington Lap Swimmers

- One estimate suggests 750 competitive swimmers
  - Masters Swimmers (USMS Team(250)
  - Bluegrass Tri club (200)
  - Other local Tri-athletes (all ages) (300+)
  - Who swim at YMCA, LAC, Urban Active etc
  - Age Group teams also want practice times
- August is critical time for practice and availability
  - Peak season for tri-athletes and Masters training
  - Seaton Ctr. closes for maintenance & city schools re-open
  - Prefer before and after work times, avoiding mid day sun, after school rec needs, all create difficult scheduling

Charging for lap access may be cost effective for these groups

- IF we could recruit UK students to cover an early and late schedule (our guards go back to high school as students/teachers), and
- IF lap community commits buy a lap pass in sufficient numbers at a break even cost
- THEN we could open Shillito for 4 weeks from 5:30 am to 10:30 and 5pm to 8pm

We've agreed to explore a lap pass for competitive swimmers

- Costs may be $27,000 for month of August
  - 4 guards x $10/hr x 8 hrs x 28 days = $8,000
  - July 2011 water, electric, sewer, fees = $17,000
  - Indirect burden = function of repairs etc = $2,000
  - Total SWAG = $27,000 for 4 weeks
- If all 750 agreed to pay for 4 weeks, cost = $36@
- If you sold it for $75, break even is 360 users
- If combined with dedicated lap use during year, becomes more attractive, but might cannibalize season pass sales
- We're continuing discussions with lap swim community and will have recommendations in the FY13 budget

Committee asked how many unique pool patrons we have

- Lack of connectivity at pools hinders ecommerce
- Our recent survey w/ 1,800 respondents
  - 24% attend several times a week
  - 14% said several times a month
  - 8% said once a week
  - 6% said once a month
  - 15% said once or twice a year
- We think the average is 6-10 visits/yr
- Which gets us to 20-30,000 citizens/yr

Committee asked for a rough P&L with just 4 Aquatic Centers

2011 POOL YEAR

Pool Name	Attendance	Revenue	Expense	Cash Flow	Cash Flow/ Patron
Castlewood	13,210	$27,825	$69,033	($41,208)	($3.12)
Tates Creek	36,157	$107,858	$113,182	($5,324)	($0.15)
Southland	62,780	$249,705	$179,942	$69,763	$1.11
Woodland	40,551	$166,463	$172,843	($6,380)	($0.16)
Total Aquatics	152,698	$551,851			
Attendance Gain (1/2)	12,029	$27,318			
Possible total	317,425	$579,169	$535,000		
Civil Service Maintenance (2/3)			$113,661		
Seasonal Maintenance/Coordinators (2/3)			$31,872		
Other, non-assigned expense (2/3)			$30,502		
Utilities @ 2/3			$164,142		
Totals	317,425	$579,169	$875,177	($296,008)	($0.93)
Total Operating Cost Recovery = Revenue / Expense =					66%

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All Pool P&L with Maintenance

2011 POOL YEAR

Pool Name	Attendance	Revenue	Expense	Cash Flow	Cost/Patron
Castlewood	13,210	$27,825	$69,033	($41,208)	($3.12)
Tates Creek	36,157	$107,858	$113,182	($5,324)	($0.15)
Southland	62,780	$249,705	$179,942	$69,763	$1.11
Woodland	40,551	$166,463	$172,843	($6,380)	($0.16)
Constitution	3,525	$6,240	$24,517	($18,277)	($5.18)
Berry Hill	3,597	$9,480	$26,185	($16,705)	($4.64)
Douglass	2,444	$2,104	$26,111	($24,007)	($9.82)
Shillito	12,210	$31,560	$53,428	($21,868)	($1.79)
Picadome	2,279	$5,252	$22,535	($17,283)	($7.58)
Total Pool Specific	176,753	606,487	687,776	(81,289)	($0.46)
Civil Service Maintenance			$172,214		
Seasonal Maintenance & Pool Coordinators			$48,291		
Other, non-assigned			$46,215		
Utillities			$248,700		
Totals	176,753	$606,487	$1,203,196	($596,709)	($3.38)
Total Operating Cost Recovery = Revenue / Expense =				**50%**	

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We have firmed costs to demolish Berry Hill/Constitution pools

- <u>Berry Hill</u>
  - Remove concrete & bathhouse $62,700
  - Remove concrete, leave building $53,300
  - Each includes back filling w/clean material
- <u>Constitution</u>
  - Remove bldg & bury concrete $43,900
  - Bury concrete, leave building $34,500
  - Provide soil layer for grass growth

Combined FY12 /FY 13 operating savings could pay for demolition

	Berry Hill	Constitution	Total
Demo estimate	**$53,300**	**$34,500**	**$87,800**
FY 2012 Savings May/June 2012			
Labor	$7,000	$7,000	
Paint	$1,500	$1,500	
Clothing	$300	$300	
Electric	$2,000	$2,200	
Water	$5,400	$5,600	
Estimated FY12 Savings	**$16,200**	**$16,600**	**$32,800**
FY2013 Savings			
Labor	$22,000	$22,000	
Electric	$4,100	$4,500	
Water	$5,000	$5,500	
Clothing	$300	$300	
Paint	$1,500	$1,500	
Estimated FY 13 Savings	**$32,900**	**$33,800**	**$66,700**
			$99,500

Note: Const site has concrete buried.

B-H site has no concrete in pool void. Const has irrigation on fields
Revenue for both in last full year was about $40,000

General Government Committee Items

Item	Referred By	Date Referred	Status
Franchise Agreements	Ellinger	1-13-11	3-22-11
General Services Link Recommendations To General Government Committee	**Kay**	**8-05-11**	**8-16-11/9-13-11 10-11-11/11-15-11 12-01-11**
Resolution(s) To Amend Section 3.101 of The Council Rules	Lane	8-05-11	9-13-11
Graffiti/Trash Abatement in Parks (Council Work Session 11-29-11)	Myers	8-15-11	9-13-11
Recent Cost of Living Adjustments and Salary Increases for LFUCG Employees	Ford	9-27-11	