



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: 240918

Submitted Department/Preparer: Finance

Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

### Executive Summary

Estimating revenue in the amount of \$8,500,000.00 in Fund No. 3454, the Special Obligation Series 2025B Project Fund and appropriating the same for the purpose of financing improvements to Swope Memorial Golf Course (“the Project”); designating requisitioning authority; declaring the City’s intent to reimburse itself from bond proceeds; and authorizing the Director of Finance to close project accounts upon completion.

### Discussion

The Swope Memorial Golf Course has a rich architectural history as it was originally designed in 1933 by one of history’s most celebrated golf course architects, A. W. Tillinghast. At almost 100 years old, the golf course is showing its age. Bunkers, greens, tee boxes, and cart paths are in unsatisfactory condition and the irrigation system is antiquated and in need of replacement. As a result, in January 2024 the City of Kansas City, MO Parks Department entered into an agreement for the design of a renovation plan for the Swope Memorial Golf Course with CE Golf Design.

This renovation project will include: new greens, tee boxes, bunkers, cart paths and a complete irrigation replacement including a new retention pond and pump station to address the water needs of the course. Work is planned to begin on January 1, 2025, with a re-open planned for the Spring of 2026.

The proposed course renovation will be sympathetic to Tillinghast’s original design by using old photographs of the course and the as-built drawing of the original routing and features.

This project is important due to the historical significance of this golf course, and to continue to serve the large number of area golfers that frequently play it. There only remain a handful of public golf courses designed by Tillinghast in the United States and, Swope is one of two that remain close to the original routing and design. Swope Memorial, in a very real sense, represents his last true effort in golf course design, as he mainly worked as a course consultant after this course was completed.

This project will greatly improve this park asset and bring it to the national stage, which it rightly deserves.

The cost of the Project will be funded with the issuance of special obligation bonds (“Bonds”) in Spring 2025 and the payment of scheduled debt service payments on the bonds will be made by annual appropriation of monies from revenues of the Golf Operations Fund over a successive twenty (20) year period.

## Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No

2. What is the funding source?

Bond proceeds are estimated and appropriated in this legislation. Debt service is to be paid from the Golf Operations Fund, Fund 2050, beginning in FY2025-26.

3. How does the legislation affect the current fiscal year?

Project appropriations will become available for use in the current fiscal year upon passage of this ordinance.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

Yes. At a federally tax-exempt interest rate of 4.20% and aggregate principal amount of \$ 8,685,000.00, debt service will begin in FY 2026 and is expected to average \$650,000 per year for 20 years.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

The renovation of the Swope Memorial Golf Course will greatly increase revenue potential through increased participation and fees.

### Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund.  Yes  No

2. This fund has a structural imbalance.  Yes  No
3. Account string has been verified/confirmed.  Yes  No

**Additional Discussion (if needed)**

N/A

## Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):
- Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
  - Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
  - Build on existing strengths while developing a comprehensive transportation plan for the future.
  - Develop environmentally sustainable infrastructure strategies that improve quality of life and foster economic growth.
  - Ensure adequate resources are provided for continued maintenance of existing infrastructure.
  - Focus on delivery of safe connections to schools.

## Prior Legislation

None.

## Service Level Impacts

The facility is scheduled to be closed from January 1, 2025 through May 2026. Patrons will be directed to other City golf courses during this time. Staff is assisting leagues and pass holders with options during this closure.

## Other Impacts

1. What will be the potential health impacts to any affected groups?  
None.
2. How have those groups been engaged and involved in the development of this ordinance?  
N/A

3. How does this legislation contribute to a sustainable Kansas City?

The new irrigation will decrease the amount of water needed to hydrate the turf by delivering specific amounts of water to targeted areas. The new turf cultivars are adapted to the stresses experienced in this geographic region, resulting in reduced watering and chemical applications.

4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)  
Please provide reasoning why not: Construction goals will be handled via separate ordinance approving a construction contract.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?  
No(Press tab after selecting)