



## MANAGEMENT REPORT

**Date:** December 16, 2024  
**To:** Mayor and Council  
**From:** Tim Wolfe, Director of Community Services  
**Report Number:** COU24-158  
**Attachments:** COM24-005

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**Title:** Amendments to Municipal Golf Course Agreement

**Objective:** To approve amendments to the agreement with the Municipal Golf Course Association that was recently renewed in 2024.

**Background:** At the June 10, 2024, Council meeting, Council approved the renewal of the above three-year agreement for January 1, 2024 – December 31, 2026.

**Analysis:** Since the time of approval, the Municipal Golf Course Association held their Annual General Meeting and is requesting some changes with the agreement as follows:

### Term of Agreement

The Association is requesting that the agreement be changed to a five-year term instead of a three-year term now ending on December 31, 2028.

That the agreement may be extended for two additional five-year terms (instead of additional three-year terms).

### Financial

With the proposed change in term of the agreement, two additional years would be added to the payment of rent, with a continuation of a 6% plus HST increase for each of those years.

### Wording

For item #1 in the agreement, the Association is asking for the additional wording of "excluding maintenance of the club house" for clarification as the City's maintenance staff oversees the building.

The lease payments will be received as follows if the 2027 and 2028 years are approved.

- 2024 - \$20,000
- 2025 - \$22,500 (12.5% increase)
- 2026 - \$23,850 (6% increase)
- 2027 - \$25,281 (6% increase)
- 2028 - \$26,798 (6% increase)

The lease revenues are deposited into the facilities reserve to be used towards building capital requirements.

**Financial Implications:**

**Financial impact to current year operating budget:**

There is no financial impact in the current year because of this report.

**Financial impact on future year operating budget:**

The impact on future year budgets represents additional revenues of \$6,798 over the term of the lease.

**Insurance considerations:**

There are no new considerations because of this report. The Golf Course will continue to carry commercial general liability insurance against claims for personal injury, death or property damage or loss in the amount of not less than Five Million Dollars (\$5,000,000). Annually, the Golf Course is responsible to provide the City with a Certificate of Insurance that names the City of Stratford as an additional insured.

**Alignment with Strategic Priorities:**

**Work Together for Greater Impact**

This report aligns with this priority as we continue to optimize the use of the Municipal-owned Golf Course.

**Alignment with One Planet Principles:**

**Health and Happiness**

Encouraging active, social, meaningful lives to promote good health and wellbeing.

**Staff Recommendation: THAT Council authorize the requested changes to the agreement with the Stratford Municipal Golf Course Association for the lease of the golf course on Norfolk Street;**

**AND THAT Mayor and City Clerk, or designates, be authorized to sign the amending agreement.**

**Prepared by:** Tim Wolfe, Director of Community Services

**Recommended by:** Joan Thomson, Chief Administrative Officer