



DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD OREGON CITY, OR 97045

July 31, 2025

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

Approval of an Amendment to a Contract with Total Golf Management Services for operation of the Stone Creek Golf Club. Amendment Value is 1 year. Total Contract Value is \$3,255,000 for 12 years. Funding is through golf course revenue. No County General Funds are involved.

Previous Board Action/Review	<ul style="list-style-type: none">• Initial contract signed on January 13, 2005, and continued for an initial period of five years with the opportunity for mutually agreeable five year extensions.• Amendment #1 was signed by former BCS Director Dan Zinzer on behalf of the Board of County Commissioners (BCC) on June 30, 2009 and extended the term from January 1, 2010 through December 31, 2014.• Amendment #2 extending the contract term was signed by BCC Board Chair John Ludlow on December 18, 2014, extending the term from January 1, 2015 through June 30, 2020.• Amendment #3 extending the contract term was signed by BCC Board Chair Jim Bernard on July 16, 2020, extending the term through September 30, 2020.• Amendment #4 extending the contract term was signed by BCC Board Chair Jim Bernard on September 24, 2020, extending the term through November 20, 2020.• Amendment #5 extending the contract term was signed by BCC Board Chair Jim Bernard on October 29, 2020 extending the term through September 30, 2025		
Performance Clackamas	This agreement supports the BCC goal of growing a vibrant economy by enhancing our local community with a sought-after municipal golf course		
Counsel Review	Yes, JM 7/2/2025	Procurement Review	N/A
Contact Person	Sarah Eckman	Contact Phone	503-742-4303

EXECUTIVE SUMMARY: Clackamas County has had a contract with Total Golf Management Services, LLC (TGMS) for management services for the operation of Stone Creek Golf Club since 2005. TGMS has done an exceptional job of managing the operations of the golf course and associated facilities, while maximizing revenue to the County.

Prior to this one-year extension, the agreement has had three five-year extensions. This 12-month extension allows time for the Department of Transportation and Development to plan for, and possibly construct, the replacement of the

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irrigation system at the golf course in the next 12 months. Simultaneously a Request for Proposals for golf course management and operations will be published so that the management contract receives open competition. This timeline allows for a management company to be selected in the coming year and prepared to assume management of the golf course on October 1, 2026.

RECOMMENDATION:

Staff respectfully recommends the Board approve Amendment #6 to the contract with Total Golf Management Services LLC for Management Services for the Operation of Stone Creek Golf Club.

Respectfully submitted,

Dan Johnson

Dan Johnson, Director
Department of Transportation and Development

AMENDMENT #6

**TO THE CONTRACT DOCUMENTS WITH TOTAL GOLF MANAGEMENT SERVICES, LLC
FOR THE MANAGEMENT SERVICES FOR THE OPERATION OF STONE CREEK GOLF
COURSE**

This Amendment #6 is entered into by and between Clackamas County, a political subdivision of the State of Oregon ("County"), and Total Golf Management Services, LLC ("TGMS") and shall become part of the Contract entered into between both parties on May 1, 2014 ("Contract").

The Purpose of the Amendment #6 is to make the following changes to the Contract:

1. ARTICLE 2, Section 2.7.1. **Term of Agreement** is hereby amended as follows:

The Contract termination date is hereby changed from September 30, 2025 to **September 30, 2026**.

Except as expressly amended above, all other terms and conditions of the Contract shall remain in full force and effect. By signature below, the parties agree to this Amendment #6, effective upon the date of the last signature below.

<p>CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS</p> <hr/> <p>Craig Roberts, Chair</p> <hr/> <p>Date</p> <p>ATTEST:</p> <hr/> <p>Clerk of the Board</p> <p>APPROVED AS TO FORM:</p> <div style="display: flex; align-items: center;"><div style="text-align: right;"><u>7/16/2025</u> County Counsel</div></div>	<p>Total Golf Management Services, LLC</p> <div style="text-align: center;"> <u>GORDON TOLBERT</u></div> <p>By: <u>PRESIDENT</u></p> <p>Its: _____</p> <div style="text-align: center;"><u>7.11.25</u> Date</div>
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