



CITY COUNCIL REPORT

TITLE:

GOLF COURSE DRAINAGE ENHANCEMENTS

PRESENTER:

Bryce Wilson

DEPARTMENT:

Parks & Recreation

ATTACHMENTS:

DATE:

8/27/2026

CLEARANCE / APPROVALS:

Troy Tripp

Lindsay Loree

Todd Burton General Manager

Dave Wardrop City Manager

RECOMMENDATION(S):

That Council approve the implementation of priority drainage enhancement works at the Wheat City Golf Course to improve drainage capacity, mitigate impact of significant rain events and flooding, and enhance overall course playability;

And further that \$210,000 be expended from the Parks Reserve in support of the Wheat City Golf Course drainage enhancement project.

BACKGROUND:

The Wheat City Golf Course has experienced recurring drainage issues that have resulted in temporary hole closures and, during significant weather events, partial or full course closures. These conditions negatively impact course operations, customer experience, and revenue generation.

In response to the significant high waters of Assiniboine River experienced in 2026, the City completed dike enhancement work on the lower portions of the golf course to improve flood protection and reduce the risk of damage to course infrastructure. These improvements focused on strengthening existing flood defenses and provided valuable protection during high water conditions. While the dike enhancements helped mitigate flooding impacts, ongoing drainage deficiencies within the golf course remain and have highlighted the need for the targeted drainage improvements identified in this report

Following recent flooding and prolonged wet conditions, golf course management reviewed the most problematic areas and identified several priority drainage projects aimed at reducing water accumulation and improving drainage flow throughout the course. The identified enhancements focus on Holes 1, 3, 4, 5, 7, and 8, where drainage deficiencies have the greatest operational impact.

Golf Brandon and City staff reviewed the proposed works and developed estimated construction costs. The proposed drainage improvements represent a practical and cost-effective approach to mitigating future flooding impacts on the golf course.

The City of Brandon and Golf Brandon have maintained a strong and collaborative working relationship over the past six years. Throughout this period, both organizations have worked together to address operational, maintenance, and capital improvement needs at the golf course with a shared goal of providing a high-quality recreational asset for the community. Administration values this ongoing partnership and looks forward to continuing this positive relationship as future improvements and enhancements to the facility are planned and implemented.

ANALYSIS:

Golf course management identified several drainage improvements that would significantly improve the movement and storage of surface water throughout the course. The proposed works include:

- Hole 1: Drainage swales, culverts under the cart path, and increased ditch capacity along the cart path. Estimated cost: \$25,000.
- Hole 3: Drainage swales in front of the green, drainage ditch behind the green and culvert improvements. Estimated cost: \$10,000.
- Hole 4: Creation of drainage swales and a waste area to direct water through Hole 5 and existing pond systems toward the lift station. Estimated cost: \$55,000.
- Hole 5: Drainage improvements to facilitate water movement from Hole 4 drainage areas. Estimated cost: \$20,000.
- Hole 7: New drainage swales, possible drainage ditch installation, and excavation to increase pond capacity. Estimated cost: \$60,000.
- Hole 8: Significant expansion of pond storage capacity to improve drainage throughout multiple areas of the course. Estimated cost: \$40,000.

The total estimated cost of the proposed drainage enhancement program is approximately \$210,000. With the need for a quick turn around on funding to achieve the results this fall, if funding is delayed or not successful the additional funds would come from future years planned capital contributions to golf course improvements.

Advantages of proceeding with the drainage improvements include:

- Reduced course closures and interruptions following rainfall events.
- Improved playing conditions and customer satisfaction.
- Increased operational efficiency.
- Better protection of existing golf course infrastructure.
- Reduced long-term maintenance requirements.

Administration considered maintaining the status quo; however, recurring drainage issues continue to affect operations and result in lost opportunities for course use. The recommended approach provides targeted improvements in the most problematic areas while maximizing the use of existing materials and minimizing hauling costs. Golf Brandon has indicated that much of the work can be completed using excavators and skid steers, with excavated material reused on site.

Golf Brandon will manage and complete the work, following approval of design details by Administration. Golf Brandon anticipates having most work completed this fall in anticipation of starting the 2027 golf year with minor disruptions.

LEGISLATIVE REQUIREMENTS:

Council approval is required as the proposed expenditure of \$210,000 is greater than \$50,000 and was not identified within the approved current year's Financial Plan.

STRATEGIC ALIGNMENT:

The proposed drainage enhancements align with Council's strategic objectives of maintaining municipal infrastructure, improving recreational amenities, and ensuring sustainable management of City-owned assets.

The project supports the continued operation and long-term viability of the golf course while improving service delivery to residents and visitors.

FINANCIAL IMPACT:

The total estimated cost of the proposed drainage improvements is \$210,000.	
Location	Estimated Cost
Hole 1	\$25,000
Hole 3	\$10,000
Hole 4	\$55,000
Hole 5	\$20,000
Hole 7	\$60,000
Hole 8	\$40,000
Total	\$210,000

Excavated materials will be reused on site wherever possible. Future years may require additional drainage improvements as conditions warrant.

The approved 2026 Capital Budget includes \$40,000 from the Parks Reserve for Golf Course Enhancements. Administration recommends redirecting these funds toward the proposed drainage project.

Administration further recommends temporarily funding the remaining \$170,000 from the Parks Reserve.

The temporary funding would be recovered through future operating commissions generated by the Wheat City Golf Course. Historical operating commissions have averaged approximately \$90,000 annually, providing sufficient capacity to recover the funding over time. The City's current practice is to allocate \$50,000 annually from these commissions for golf course enhancement projects, which is typically matched by Golf Brandon. Given the significant investment represented by this drainage initiative, Administration recommends that future enhancement allocations be deferred until the funding has been substantially recovered.

This recommendation leverages funds within the approved capital budget without placing additional pressure on the Parks Reserve.

Administration is also actively pursuing grant funding opportunities that may offset a portion of the project cost. However, due to the urgency of completing the drainage improvements this fall and the uncertainty surrounding grant approval timing and funding levels, Administration is requesting authorization for the full project value of \$210,000. Any grant funding secured would reduce the amount required to be recovered from future golf course operating commissions.

RISK ASSESSMENT:

If drainage enhancements are not completed, the golf course will continue to experience operational disruptions, reduced playability, and increased maintenance requirements following significant rainfall events.

Completion of the proposed works will reduce the risk of prolonged course closures and improve the resilience of golf course infrastructure during future flooding and storm events.

CONCLUSION:

That Council approve the implementation of priority drainage enhancement works at the Wheat City Golf Course to improve drainage capacity, reduce future course closures following significant rain events and flooding, and enhance overall course playability.

That Administration be authorized to fund the identified drainage improvements from planned capital contributions to the golf course and available grant funding. Golf Brandon will manage and complete the work, following approval of design details by Administration.