

**ALAMEDA GOLF COMMISSION  
MINUTES OF REGULAR MEETING**

**Tuesday, May 9, 2017**

**1 CALL TO ORDER**

Chair Bev Blatt the called the regular meeting to order at approximately 6:37 p.m. in Room 360, City Hall, 2263 Santa Clara Ave, Alameda, CA 94501

**1-A ROLL CALL**

**Present:** Chair Bev Blatt, Vice-Chair Ed Downing, Commissioner Ron Taylor, Commissioner Cheryl Saxton and Commissioner Ron Carlson

**Absent:** None

**Staff:** Greenway Golf Ken Campbell, Recreation and Parks Director Amy Wooldridge

**Also Present:** None

**1-B APPROVAL OF MINUTES**

The minutes of the regular meeting of March 14, 2017 were approved unanimously.

**2 ORAL COMMUNICATIONS**

None

**3 COMMISSION COMMUNICATIONS**

None

**4 WRITTEN/ORAL REPORTS**

**4-A Facility Reports by Ken Campbell**

Ken Campbell stated that the golf operations team and the course maintenance crew received good praise considering the storm right before the event made it stressful. Mike, Vinny and Jason put in a lot of hours with the prep work and getting ready.

The storm in April resulted in damage to the golf course as well as a partial day closure. There were 31 trees that fell and are still working to get them cleaned up. A tree fell

in the maintenance yard which resulted in fence damage along with several pieces of equipment being damaged, but no injuries involved. The building is going to be reconstructed and are working through with insurance company. The good news is that the lakes are full.

Spring annual maintenance is underway with sanding of the greens and heavy top dressing.

They are looking to start rotating out some of the golf carts sooner than planned due to more mechanical issues due to their age.

The south course has experienced more delays due to weather. Sand capping is complete on 15 of 18 holes, but sand delivery has been delayed and is not expected to start back up on May 20, and will have 4-5 weeks of sand import remaining once it resumes. Grassing has continued on the front 9, fairways, rough and tee. They are considering to having a preview opening because of the delays, which would allow the opportunity to play the front nine and possibly 11 holes while work and grow in continue on the remaining seven holes. This would be sometime in the fall. Play would be limited on a daily basis.

Mr. Campbell was asked about the time frame of the seeding of the remaining seven holes, and he stated that they would like to have them done in the late summer or early fall. Previously they had stated that the target was to have all 18 holes opened by December, but due to the storms, causing additional delays.

Mr. Campbell stated that talks between the City and Greenway have been ongoing on the proposed north course plans amendment. Most of the items they've been negotiating have been worked through. One item under discussion is the a request by the City for Greenway to consider the feasibility of a possible project agreement to use union labor on the project. Greenway has agreed to use prevailing wage on the north course project but a project agreement with the unions has operational impacts that concern Greenway as they have their own in-house construction crew and management systems already in place. They are continuing to work through this with the City to get this on the Council Agenda on June 20, which would result in a special Golf Commission for a special meeting on June 12 to review the details of the proposal and agreement terms. Amy Wooldridge stated that this is on the closed session of the City Council agenda for May 16, and then would be on the June 20 regular session of the City Council, if staff is given direction from the Council to move forward.

Vice Chair Downing asked about range mats, stating that in the City contract, they are supposed to be replaced on an annual basis, and Mr. Campbell responded that the would look into in, but original intention was to replace 50% on an annual basis.

#### **4-B Beautification Program and Junior Golf Club by Mrs. Norma Arnerich**

None

#### **4-C Golf Complex Restaurant Report, Jim's on the Course**

Tom Geanekos stated the old partitions have been removed and are using thick curtains at this time to section off the restaurant as needed. The carpet has been removed and replaced by new flooring. A small wall has been installed between the bar and the restaurant and future plans include installing a glass partition which will extend about 14 inches up to create more of a barrier, and all has been replaced with walnut veneer. New window blinds have been installed, which is keeping the restaurant cooler. The walls have been painted. All table tops have been replaced and more TV's are going to be installed, along with a digital menu that will go in the bar and also in the snack area. 23 beers are on tap now along with the new CO2 and nitrogen system. Mr. Geanekos asked if he was using local breweries, and he stated that a few will rotate. The back of the bar will eventually be replaced. The four columns in the restaurant will be replaced. The beer coolers have been replaced, as well as a dishwasher being installed. A new exhaust system has been installed with new ovens going in by Friday.

Regarding the event center, Mr. Geanekos stated that the Planning Department asked for more detail, so his architect is working on that, and will be submitted shortly, so that phase will done.

Bob Wood asked about why the event center had not been on the Planning Department agenda and Amy Wooldridge responded that Mr. Geanekos had been held up working on the color scheme with Greenway, and at this point, it's a use permit in a park, so the City Planner made a determination that it would be by Zoning Administrator, that a Notice of Date would be sent to citizens that live in the area, and would be a daytime meeting at City Hall for their comments or concerns.

Bob Wood asked Mr. Geanekos about the statement he made at the March 14 meeting about the dimensions of the event center and if he had them available, and Mr. Geanekos stated that he didn't have them with him, but he could show them to him at the restaurant.

## **5. AGENDA ITEMS**

### **A.**

Amy Wooldridge stated that there is no staff report at this time, and stated that Mr. Campbell had covered most of what could be communicated, that details cannot be discussed at this time. She stated that the golf commission had previously discussed their priorities at the complex, with the north course project being their top priority, so Greenway's proposal includes a number of improvements including the north course, and the clubhouse, and in exchange from the City, rent offset and length of term, those are some of the items that are in discussion.

Joe VanWinkle asked if other than the north course, is there anything that was identified as a priority that is not being addressed by either Greenway or the City, and Ms. Wooldridge responded that the north course was unanimously the top priority, the second item was mixed which included the clubhouse improvement and the front entrance

improvement. She stated that the parking lot was not listed as a priority, but the City is including to renovate the parking lot, so Ms. Wooldridge feels that all priorities are being addressed.

Vice Chair Downing asked Greenway what their feeling is about this item being brought to City Council on June 20, and Mr. Campbell responded that he supported it as they have overcome most of the items requested. Ms. Wooldridge stated they are working to have this item to the golf commission by June 12, and on the Council agenda for June 20. She also stated that it would require four votes from the Council as it a long term lease, and also requires two readings.

Joe VanWinkle requested that the golf commission write a letter to the Mayor and the City Council to put this item on the agenda for June 6<sup>th</sup> in open public session.

#### **6. ORAL COMMUNICATIONS, NON-AGENDA (Public Comment)**

Vice Chair Downing stated that the memorial benches are unsafe, and Ken Campbell stated that he would work with Norma Arnerich to determine how to handle.

Comment was made that the greens after the top dressing were in great shape, but the red tee on number 10 of the north course has no level spot.

Bob Wood asked about the sewage station being used as a parking lot, and what is the plan, and Amy Wooldridge stated that is a Public Works issue, but she will find out what their plans are.

#### **7. OLD BUSINESS**

None

#### **8. WRITTEN COMMUNICATIONS**

#### **9. ITEMS FOR NEXT MEETING'S AGENDA – May 9, 2017**

#### **10. ANNOUNCEMENTS/ADJOURNMENT**

Amy Wooldridge stated there are two golf commission seats coming open

The meeting was adjourned at approximately 7:32 p.m.

The agenda for the meeting was posted seven days in advance in compliance with the Alameda Sunshine Ordinance, which also complies with the 72-hour requirement of the Brown Act.