

**ALAMEDA GOLF COMMISSION
MINUTES OF REGULAR MEETING**

Tuesday, July 14, 2015

1 CALL TO ORDER

Vice-Chair Bev Blatt called the regular meeting to order at approximately 6:30 p.m. in Room 360, City Hall, 2263 Santa Clara Ave, Alameda, CA 94501

1-A ROLL CALL

Present: Vice-Chair Bev Blatt, Commissioner Cheryl Saxton, Commissioner , Commissioner Shawn Shelby and Commissioner Ron Carlson

Absent: Commissioner Ed Downing

Staff: Vice President Marc Logan

Also Present: None

1-B APPROVAL OF MINUTES

The minutes of the regular meeting of March 11, 2015, were approved unanimously

1-C ADOPTION OF AGENDA

The Commission unanimously adopted the agenda.

2 ORAL COMMUNICATIONS

None

3 COMMISSION COMMUNICATIONS

4 WRITTEN/ORAL REPORTS

4-A Facility Reports by Vice President Marc Logan

Marc Logan stated that the dirt import for the front nine of the south course will be completed next week, which represents about 64% of the volume of dirt. Holes 11, 12, 13, 14 and 16 will require significantly less dirt, as the other holes on the back side require a reasonable amount. Mr. Logan showed the commission a map which shows some gaps between the greens and tees. The fairway on hole no. 14 will be lowered for safety reasons. Rees Jones, the architect, was concerned about balls going over

the fence, so by lowering it and putting some additional plant materials along the fence line, will improve the safety. Mr. Logan stated that they are about 90 days behind schedule, due some to the dirt import, as the dirt has to go through a screening process. Some nests have been located near hole 7, which stopped construction within 150 feet of the nests, but, hopefully by next week, they will be given the okay to proceed. The storm drainage is complete through seven holes.

The anticipated plan is to be through hole no. 14 by the end of the year, which leaves 4 holes left into next year, weather dependent.

Cart paths and irrigation will begin within the next two weeks, and will hopefully be completed by October.

Mr. Logan stated that a survey was required, which he presented to the golf commission, and will be emailed to golfers for feedback.

The kikiyu overplanting is improving the condition of the North Course.

Ron Carlson entered at this time. Vice-Chair Blatt welcomed Mr. Carlson to the golf commission

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

Mrs. Arnerich stated that the East Bay juniors was played in the last two days with 168 players each day, and several compliments were received, especially from out of towners.

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

See Agenda Item 5-A

5. AGENDA ITEMS

5-A Presentation on Jim's on the Course Proposal

Tom Geanekos stated that their restaurant in Alameda has been opened since 1960 and has been at the golf course since 2006. Revenues at that time were around \$580,000 per year, and last year, revenues were \$1.5 million, with limited resources. Mr. Geanekos stated that he is looking for the golf commission's approval along with their trust, and this expansion will compliment the construction project of Greenway's. Due to the age of the building, it is economically impossible to tear down the old building and construct a new one. He stated that these improvements hopefully will attract new customers and golfers to play the new South Course, as well as retaining their current clientele. He stated that there is a lot of space on the outside of the restaurant that is not being utilized, so, if they create a patio enclosure, they will be able to seat approximately 180 more people.

Mr. Geanekos stated that they have been making improvements, which includes both the restrooms, and several items in the kitchen, which include the fire system and the exhaust system. Griddles, deep fryers, ranges and freezers have been replaced and updated. In the snack area, new refrigeration has been installed. In the dining room, chairs and bar stools have been replaced. More work needs to be done in the kitchen, which includes new electrical and plumbing, and a banquet prep area. In the main dining room, flooring will be replaced along with new tables. In the bar area, televisions will be replaced, and tables and chairs will be replaced outside the bar area.

At this time, Mr. Geanekos walked through the plans for the improvements, which was attached to the agenda.

Amy Wooldridge stated that from the City's perspective, as they have been working together on this for quite some time, with this proposal, they've met with Greenway and both Greenway and the City have given their stamp of approval. She stated that Jim's lease with the City is up December 2015, so they are in active negotiations at this time. The goal is to have that lease to the City Council by November 2015. The lease will include a third party lease between Greenway and Jim's on the Course. All the on course food and beverage will remain with Jim's, but Greenway will be working with Tom on training staff to make sure that all services and staff are on par with the golfer's needs.

Vice-Chair Blatt asked about tournaments with awards presentations that need to be held indoors, would the site lines and audio be sufficient, and Mr. Geanekos stated that they are looking to solve this issue.

Bob Wood asked Amy Wooldridge if the City had put their stamp of approval on the lease parameters, and she responded that they are still negotiating the lease parameters, but the City has put their stamp of approval on the concept of the exterior enclosed patio, as a way to serve the golf tournaments and expand seating at the same time. Mr. Wood then asked about the ownership of the building, and Ms. Wooldridge stated that the City owns the building and will continue ownership, but Mr. Geanekos will operate and maintain the building. He then asked if there had been any preliminary meetings with the Building Department and if they are up to date with this proposal, and Ms. Wooldridge stated that they were.

Mr. Wood asked about the dimensions as he was unable to read them, and Mr. Geanekos stated that they were going about 25 feet out from the building to the commuters memorial and roughly 67 feet wide. Mr. Geanekos stated that they will be covering the patio and enclosing it with approved materials. They will be working closely with the building department when they get to that point. Mr. Geanekos is asking for approval to move forward to finalize their lease agreement, and at that time, they will look at the material requirements.

James Stehr, a retired architect, stated that he feels this should come back to the Golf Commission with a more detailed landscaping and paving concept plan.

Amy Wooldridge stated that in regards to Tom's lease, that the area in discussion, will not be a part of his footprint and is still Greenway's responsibility, and she agrees that it should come back to the Golf Commission for further discussion, but may not before finalization of the lease.

Vice-Chair Blatt asked that what they are asking of the Golf Commission at this time is to approve the concept of a patio enclosure to accommodate more seating for the city to move forward with the lease negotiations. Ms. Wooldridge agreed, and stated that this is quite different than the previous concepts of a banquet facility.

Norma Arnerich stated that she feels that the golf commission should move forward with their approval of the concept, and trusts that the City's departments will do their due diligence

Vice-Chair Bev Blatt made a motion that the golf commission approve going forward with further study to this concept of an enclosed patio to facilitate lease negotiations and planning that is subject to conformance of all building codes and requirements of the City. The motion was seconded and was approved by unanimous decision.

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

Mayor Spencer stated that this was her first golf commission meeting. She thanked the commission for their service and is looking forward to attending more meetings.

7. OLD BUSINESS

Bob Wood asked about agendizing the front entryway and the fire tower. Vice-Chair Blatt asked who is responsible for the piece of property. Marc Logan of Greenway stated that is not part of Greenway's lease. Ms. Wooldridge stated that in previous meetings, she had informed them that the City is responsible and there are not funds available.

8. WRITTEN COMMUNICATIONS

None

9. ITEMS FOR NEXT MEETING'S AGENDA – September 8, 2015

10. ANNOUNCEMENTS/ADJOURNMENT

The meeting was adjourned at approximately 8:10 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.