

**ALAMEDA GOLF COMMISSION
MINUTES OF SPECIAL MEETING**

Tuesday, August 23, 2016

1 CALL TO ORDER

Chair Bev Blatt called the regular meeting to order at approximately 6:32 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 Carlson, Commissioner Cheryl Saxton and Commissioner Ron Taylor

Absent: None

Staff: Chief Operating Officer Ken Campbell Recreation and Park Director Amy Wooldridge

Also Present: None

2 ORAL COMMUNICATIONS

Bob Wood stated that he was unable to enter the building for the last meeting, as the doors were locked, and Ms. Wooldridge stated that they would check on this.

3 COMMISSION COMMUNICATIONS

None

4. AGENDA ITEMS

4-A Discuss and Prioritize Golf Complex Course Priorities
Attachment: Staff Report

Amy Wooldridge gave a presentation regarding the plans that Greenway had submitted with items outside the scope of their original lease agreement with possible compensation that could include a longer lease, or changes in rent.

Ms. Wooldridge stated that Greenway feels there are more improvements to be made than originally planned. Ken Campbell stated that they under the belief that the greens were built under USGA specs, but have since found out that they are not. They have discovered that the north course is in a flood zone, and have updated the drainage plan. Mr. Campbell stated that the waterways are intended to be storm water retention

ponds to help control flooding, or are a part of the government controlled sloughs that run through the property. Greenway is not legally allowed to put water in these ponds, especially reclaimed water. The import would be considerably less than the south course, which is about 400,000 cubic yards. The approach to the import would be to work on each nine at a time, effectively closing one nine hole, and the plan would be to start importing from March to October, and then moving into grassing. They are working on the trucking plan, as the permit allows import on the whole golf course. Mr. Campbell was asked if the south course would be open prior to this, and he stated that yes, this would not happen until the south course is complete. Vice Chair Downing asked about the schedule for the import on the north course, and Mr. Campbell stated that the import would start in March and continue through October with the first nine, and then, start the second nine import in March of the next year through October, without any unforeseen circumstances. They expect each nine to take 12-15 months to complete. Greenway's vision is to keep the north course a more affordable golf course. They are proposing to redo the fairways, tees, greens, rough and bunkers. The sprinkler head layout will be changed to make it more efficient.

Vice Chair Downing asked about the dried up ponds, and Mr. Logan stated that they were never intended as water features, but to hold storm water, and also Mr. Campbell stated they are working on a plan to dredge where they can, contouring, bank control and plant material. The question was asked as to whose responsibility it is to dredge, and Mr. Logan stated that it's Greenway's responsibility to keep the water flowing through the waterways.

Chair Blatt stated that she was concerned that when the south course is open, with the new price structure, will the service clubs be able to play if there are only nine holes open on the north, and Mr. Campbell stated there will be various price structures to work through.

Vice Chair Downing asked what the original plans were for the north and Mr. Campbell stated that it was to update the irrigation system, improve drainage, and renovation to the bunker and cart paths.

Front Entryway – Fire Tower

Mr. Campbell stated that Greenway incorporated the fire tower into the revised plan but no details yet, and work through with the community and Golf Commission for suitable ideas.

Clubhouse Remodel

Mr. Campbell stated that they would look to upgrade the restrooms and golf shop with new windows and flooring, new fixtures with no structural elements, but are working on designs. They are also looking into bringing in a new water line. Chair Blatt asked if this would involve enlarging the restrooms, and Ms. Wooldridge stated that they are not planning to add any additional stalls.

Parking Lot

Mr. Campbell stated there are no funds available at this time, but it's something they will look at in the future, as it a large financial undertaking. They feel that the golf course is the priority at this time.

Commissioner Carlson asked if they were looking for their priorities tonight or to come back to the next meeting for further discussion, as they have been given a lot of information. Ms. Wooldridge stated that they would like to move forward tonight and Chair Blatt added that she believes they all have some idea of what they each feel takes priority. Mr. Campbell stated that everything they've discussed except for the parking lot is in their proposal. Ms. Wooldridge stated that she prefers to see a prioritization to balance the revenue portion. She was given specific direction that the City needs to understand to move forward with negotiations.

Commissioner Saxton asked while the nine holes are being redone, can the clubhouse remodel be done at the same time, and Mr. Campbell responded that they need to work out timelines. The clubhouse remodel would be best during the winter months.

Vice Chair Downing asked if they feel the new plans are the best approach and Greenway stated that in the long term, they feel it is the best approach. Mr. Campbell stated that they have looked at the projected financial impact.

On Course Food and Beverage Snacks

Dimitri Geanekos stated that they are considering demolishing the shack, adding additional carts on the course, and adding additional registers in the snack area of the restaurant. Mr. Campbell stated that if they did reroute a few of the holes, the shack might not be necessary.

Commissioner Saxton asked Greenway what order their priorities would be; and Mr. Campbell stated that the north course would be their first priority, because of the permit already being in place. He was asked if he felt that clubhouse remodel would be beneficial to coincide with the opening of the south course, and he answered that his biggest concern is the permit. Mr. Logan added that the new patio area and the new putting green are part of the south course renovation.

Vice Chair Downing asked the other commissioners if they all agree that the north course is the first priority and they all agreed. Mr. Campbell added that the City may want more detailed information, as there are several components involved.

Ms. Wooldridge asked the commission that they all agree that the north course improvements including the waterways is first priority, and they all agreed.

Vice Chair Downing expressed his desire to have the clubhouse remodeled and Commissioner Carlson prefers the work be done on the front entry way. Commissioner Saxton prefers the clubhouse remodel. Commissioner Taylor the clubhouse remodel second and the entryway third.

Mr. Campbell stated that after the items are prioritized, they will obtain the cost effectiveness, and Mr. Logan added that due the costs, they may not be able to accomplish in that order.

Bob Wood stated that he is disappointed that the commission is making decision prior to public input. He asked Mr. Campbell if he knew a range of how much above their original proposal it would cost to accomplish these upgrades, and Mr. Campbell stated that he had informed not to discuss financial matters. It was discussed that they are not to discuss financial matters. Chair Blatt stated that the purpose of the meeting is to make list so that Greenway and the City have some basis on which to negotiate given what they think the public wants. Vice Chair Downing stated that they would not be provided the financial information as well as the public during the negotiations. Ms. Wooldridge stated that the north course improvement is the bulk of these costs, but when it comes to specific negotiations on how much Greenway is planning to invest in this, and therefore, what compensations they would like in changes to their lease, then that becomes specific negotiations. After basic deal terms are made between Staff and Greenway, it will go to City Council closed session, they will then give Staff further direction, Staff would then work with Greenway. The lease agreement would then go to City Council, would require four out of five votes, would require two readings for public comment.

Bob Wood asked about the new water lines, and Mr. Campbell stated that he only spoke of the water line, not the fire line. He agreed that the north course should be the top priority, second priority should be only a portion of the clubhouse which would be the restrooms need improvement.

Jim Stair, retired architect, feels the entryway should be top priority.

Tony Corica stated that he feels that they should incorporate the entryway along with the north course renovation.

Commssioner Carlson asked if Greenway is lobbying to change the name of the golf course and Mr. Campbell stated that they would like to brand the property with all the names out there, and are having discussions, not taking the Chuck Corica name out, and how they can incorporate it with the new logos.

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

7. OLD BUSINESS

None

8. WRITTEN COMMUNICATIONS

None

9. ITEMS FOR NEXT MEETING'S AGENDA – September 13, 2016

Communications Plan – How the City better interfaces with Greenway regarding the golf complex

10. ANNOUNCEMENTS/ADJOURNMENT

The meeting was adjourned at approximately 8:30 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.