

**ALAMEDA GOLF COMMISSION  
MINUTES OF REGULAR MEETING**

**Tuesday, September 12, 2017**

**1 CALL TO ORDER**

Chair Ed Downing the 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:** Chair Ed Downing, Commissioner Ron Taylor and Commissioner Joe VanWinkle

**Absent:** Vice-Chair Cheryl Saxton and Commissioner Ron Carlson

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

**Also Present:** None

**1-B APPROVAL OF MINUTES**

The minutes of the regular meeting of July 11, 2017 were approved unanimously with one amendment

**2 ORAL COMMUNICATIONS**

None

**3 COMMISSION COMMUNICATIONS**

None

**4 WRITTEN/ORAL REPORTS**

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

Mr. Campbell stated that overall both the North Course and the Par 3 are in good condition. There has been some stress on the rye grass turf with the recent heat. The greens are in good condition which was helped by the lower sodium levels from the winter rains.

The pond on hole 15 is drying out and there is nothing that can be done at this time.

Mr. Campbell stated there have been labor impacts as it has been a challenge to find qualified golf course maintenance personnel. The current labor market is very tight and even with wages at \$15-\$20 with flexible schedules hasn't produced sufficient applicants. The grow-in process is done by the golf course maintenance staff and they've been working overtime to keep pace with the desired timelines. Marc Logan stated that the grow-in is a labor intensive process with additional mowing and fertilizing, and there has been an issue with their irrigation water, that has been an issue for years, which causes clogging of the sprinklers.

Mr. Campbell stated that the 40 new golf carts have arrived and are in operation. There are a couple of options in the future which will include USB ports for charging devices and also tow bars have been ordered for easier transport of the carts. The plan is to use 40 new and 40 of the older carts until renovation plans for the North are finalized. The South will have separate new fleet once it opens. Six more golfboards will be arriving in the next few weeks. GPS will be on the new carts for the South.

Mr. Campbell stated that the agreement with Linksoul and John Ashworth has been finalized and they are working with Amy and the City Attorney to review the terms to make sure they fit into the Master Agreement and there are no conflicts in the agreement with the retail store. Linksoul will serve as the retail manager of the store. It will be positioned as a lifestyle store which will include non-golf items as well. They are preparing to move the pro shop operation to a temporary location for about 45-60 days for the remodeling process. Mr. Campbell was asked if Linksoul would perform golf services such as regripping or club fitting and he stated that Greenway would still perform those services at the range. All the existing shop staff will be employed by Greenway. Linksoul will have a retail manager on site.

Regarding the rebranding with the new logo, Mr. Campbell stated that they are working on a new website. The new logo will be unveiled in conjunction with the opening of the new retail store with Linksoul.

Mr. Campbell stated that regarding the North course proposed renovation plans, Greenway was requested to review and consider the possibilities of performing the work under a Project Labor Agreement (PLA). As part of the review process, Greenway engaged the local union representatives to review the project and how the project may be done working together. A financial review was conducted to learn what cost impacts a PLA would have on the project.

It was determined that the financial impacts would not vary from those under the Prevailing Wage Ordinances. Based on the willingness of the unions and Greenway representatives to appreciate the uniqueness of the project, the parties have reached a tentative agreement on the primary terms of the PLA. The legal representatives for both parties have been engaged in an attempt to finalize all terms of a PLA that would be applicable pending approval by the City Council. Mr. Campbell believes the

agreement will be worked out. Chair Downing asked when this might be presented to City Council, Mr. Campbell stated that the goal is to present it at the October 17 meeting, which would require a special golf commission meeting prior, and Amy Wooldridge stated that the special golf commission meeting would tentatively have to be no earlier than October 12 due to required posting for the City Council agenda.

Chair Downing asked Mr. Campbell about Footgolf, and Mr. Campbell stated that it has been a good start, but they feel that it was a good decision to have it on the Par 3 with possible renovation of the North course. Mr. Downing asked about the dirt import on the North course, and if the renovations don't happen, what will happen to the dirt and Marc Logan that they would still perform a level of improvement on the course.

Regarding the south course, Mr. Campbell stated that all have been grassed except for 15 and 17, as well as tees on 13, 16, 17 and some rough areas. Construction is complete on all holes except 15 and 1/3 of 17. Marc Logan stated that they are still waiting for sand cap materials and that he would not be sandcapping the fairways on the north course due to the economic impact. The remaining work to be done would be to finish the cart paths. Tree work on the South has been having an impact on renovation work schedules.

Mr. Campbell stated that Marc Logan is going to arrange some preview tours of the South course in October for the golf commission and local club members. Once the front nine has matured enough, they are looking to schedule a limited amount of preview dates beginning with a preview play for invited representatives. Play will not begin in October, as originally estimated, and there will be a 30 day notification of these preview dates.

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

None

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

Dimitri Geanekos stated that sales have increased 20% this year and they project the same for the remainder of the year. They've had some refrigeration issues due to the extreme heat experienced that have recently been solved. Remodeling of the interior will begin in October due to several events scheduled in September. Chair Downing asked what percentage of the remodeling has been done, and Mr. Geanekos responded that the dining room has some touch-ups to be done, and they are working to remodel the bar, but some of the beer lines are causing problems due to improper installation. He spoke with Marc Logan regarding a temporary solution for the outside patio area and they're looking at temporary tables until Greenway has completed their work. The equipment behind the building will be removed. Nothing has been done to the counter area as yet. They are looking to install new sliding doors on the side of the bar area to make it a more inside/outside effect and more accessible. They have been

in discussion with Greenway regarding the patio area, including the firepits, regarding what type of gas will be used and are hoping to use a direct feed line.

Mr. Geanekos stated that they are working with the Planning Department regarding the Event Center, and are in the process of finalizing what the Planning department is requesting, and should have that ready by the end of the week for submission. A question was asked about when the structure would arrive and Amy Wooldridge stated that because of the changes they were going to see, it needs to go to the Planning Board as they need to approve this concept, and then it will need to go back to City Council as the agreement will need to be amended. She stated that Tom has provided most of the items requested to the Planning staff for the Planning Board, but she does not have an exact date as to when it will go to the Planning Board, but she will notify the golf commission when available. She was asked if the item on the agenda for the October 9 Planning Board is in regards to the Event Center, and she stated yes, but it was not confirmed that it would be October 9.

Commissioner VanWinkle asked about the direct feed line for the firepits and if it would have to go to the Planning Board and Ms. Wooldridge explained that would be a building permit and the Planning Board is a design review. Mr. Campbell stated that in his discussions with Tom, the objective is to have the event center ready for the opening of the entire 18 holes of the South course. Commissioner Taylor asked about the reasons for delays and Ms. Wooldridge stated that the original submittal of the plans was not as complete as the Planning staff wanted it to be.

## **5. AGENDA ITEMS**

### **A. Review and Make a Recommendation on the Color and Materials Palette for all Golf Course Buildings**

Ken Campbell passed out material regarding the exterior of the golf shop building and stated that the original concept was for a stone exterior, but after discussions with John Ashworth of Linksoul and further review of the interior of the shop, they are looking to use wood panels for the exterior. It is something that can be sourced locally and is more cost effective making it possible to do it sooner rather than later. Mr. Campbell stated that he has had several discussions with Tom Geanekos to see if the exterior of both buildings could be done at the same time, and the change to wood panels could make this cost effectively possible. Mr. Campbell went over the drawings with the golf commission. Mr. Campbell was asked about the cost difference between the stone and the wood panels, and he responded that it was about a 50% cost difference with the wood paneling more cost effective.

Commissioner Ron Taylor made a motion to move forward with schematic and Commissioner VanWinkle seconded the motion suggesting that the roofline issue be

added prior to presenting to the Planning Board to avoid a second presentment and the motion passed unanimously.

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

Amy Wooldridge stated that the Alameda Friends of the Park are holding their golf tournament on October 2, 2017, which helps support the Recreation and Park Dept and encouraged anyone interested to register. She asked if anyone knew the reason of the low participation from the Men's and Women's club. Chair Downing replied that he didn't know the reason, but the Men's Club had sent information to their membership regarding the tournament. Commissioner VanWinkle stated that it could be due to the Jack Clark being the week prior. Tony Corica stated that the Friends of the Park would move to May in 2018.

**7. OLD BUSINESS**

**8. WRITTEN COMMUNICATIONS**

None

**9. ITEMS FOR NEXT MEETING'S AGENDA – November 14, 2017**

**10. ANNOUNCEMENTS/ADJOURNMENT**

The meeting was adjourned at approximately 8:15 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.