

**ALAMEDA GOLF COMMISSION
MINUTES OF REGULAR MEETING**

Tuesday, October 11, 2011

1 CALL TO ORDER

Chair Jane Sullwold called the regular meeting to order at approximately 6:30 p.m. at the Chuck Corica Golf Complex, Ladies Lounge, 1 Clubhouse Memorial Road, Alameda, CA 94502

1-A ROLL CALL

Present: Chair Jane Sullwold, Commissioner Ray Gaul, Commissioner Betsy Gammell, and Vice Chair Bill Schmitz

Absent: Secretary Jeff Wood

Staff: John Vest, General Manager, and Matt Wisely, Superintendent

1-B APPROVAL OF MINUTES

The minutes of the special meeting of September 21, 2011, were approved unanimously.

1-C ADOPTION OF AGENDA

The Commission unanimously adopted the agenda.

2 ORAL COMMUNICATIONS

None.

3 COMMISSION COMMUNICATIONS

None

4 WRITTEN/ORAL REPORTS

4-A Maintenance activities report by Matt Wisely

Matt Wisely stated that aerification will be done on the North Course next Monday and Tuesday, and that the South putting green will be done tomorrow. The other putting green will be completed Wednesday, October 19. All the greens have been fertilized. Greens on both courses have been edged, and kikuyu is still being removed. A nursery green is being built next to the shop so sod is available to repair areas where kikuyu grass has been removed. We received about an inch of rain last week, which the course soaked up pretty well.

The maintenance crew seeded some of the tees on both courses with rye grass to see if that will keep them green through the winter, instead of letting the kikuyu grass go dormant. They are continuing to work on pampas grass removal and removing the dead trees. Six new pots have been added in front of the pro shop to help keep carts out of the middle area around the restaurant.

One staff member resigned after two weeks, and the position will not be refilled until Spring 2012. All the cart paths have been edged. They are still in the process of filling the gravel paths.

Commissioner Gaul asked Matt about the kikuyu problem that Councilmember deHaan mentioned at the last City Council meeting. Matt explained that the greens have had kikuyu since Kemper arrived on site over two years ago. It is something that is difficult to remediate without a total renovation. Although a renovation has been planned for two and a half years now, Kemper is still waiting to see what happens regarding a long-term lease. The crew is going to start picking it out and sodding it out so it can't spread. The statement that 60% of the north greens are infested is inaccurate; there are some cup-sized patches on the north course. The south course needs major renovation to remove it. After aerification is completed, and after the holes are mended and healed, they will be able to strip out some of the kikuyu grass with the sod from the nursery green.

4-B Golf Shop and Driving Range activities report by John Vest

John Vest stated that September was a good month, even with the two days of minimal rain. Revenue was \$373,000, which is up 5% from September 2010. Rounds were up 13% from last year. Promotions are being created for afternoon weekend play. Seven new mats were ordered for the range.

October is behind about \$20,000 from prior year as of today, but there are still three weekends left in the month.

Promotions include the Early Bird Special before 7:00 a.m. for \$30. The Monday Night Football special has been going well, as has Wacky Wednesdays for seniors.

Tournament revenue for September was over \$47,000, and year to date puts us up about \$40,000 from 2010.

Chair Sullwold asked about the problem with East Bay MUD providing – and charging for – potable water. John is continuing to negotiate with them to resolve the issue.

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

Norma Arnerich thanked Matt Wisely for the condition of the Fry course for the Jack Clark Memorial Tournament. She also stated that even though we had two fewer teams than last year, they made about the same amount of money, which will support five scholarships in the amount of \$1,000 each.

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

None.

5 AGENDA ITEMS

5-A Status Report on long term lease, Mif Albright negotiations, and proposal for Golf Complex reconfiguration by Ron Cowan and Harbor Bay Isle Associates, including Golf Commission recommendations, if any.

Chair Sullwold stated that she sent an email to John Russo and the City Council members with a suggestion, depending on how the appraisals come out, that the City consider selling the Mif property directly and devote the proceeds exclusively to improving the Golf Complex and building an all weather sports field at Alameda Point. She received a phone call from John Russo and also an email from Lena Tam. John Russo stated that he received the amended appraisal and the value was listed at \$15.2 million, which is substantially less than expected. The City has hired an appraiser from Alameda for a second appraisal, and will also hire a third appraiser from outside the City. Lena Tam suggested Chair Sullwold's idea was unworkable because it would require the City to finance the process for obtaining the entitlements, and also because the City is restricted from financing any initiative or ballot measure. Councilmember Tam stated that she has received over 150 voicemails and emails opposing the HBI land swap proposal, and thinks the opposition to any number of homes will continue. She asked about David Brandt's plan to move the Harbor Bay Club to Mif land and build high end homes on the old property. Chair Sullwold told Councilmember Tam that she had asked the same question of Ron Cowan in early April, and he stated that he needed more houses in order to retire debt that he incurred building infrastructure associated with the original Harbor Bay Isle development.

Commissioner Gammell asked if Chair Sullwold sent her email on behalf of the Golf Commission, and Chair Sullwold stated that she did not, but acted purely in her individual capacity as an Alameda citizen.

Tim Scates suggested that the City should enter into a long term contract with Kemper and have Kemper do the renovations over a longer term. Chair Sullwold believes that the Kemper people in Chicago have acted dishonorably, otherwise she might be willing to support the long term contract, but would prefer to have the renovations be financed by the City so that they could be done more quickly, to improve the level of play at the Golf Complex.

Adam Struve asked whether the driving range could be used as a multipurpose field, with the golfers hitting into a net so that other parts of the range could be used as playing fields for other sports. Several pointed out that safety concerns would prevent such use.

5-B Update on Golf Complex Finances

Chair Sullwold stated that the September financial reports had not been submitted by the City prior to the meeting

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

Norma Arnerich asked if Reyla Graber could discuss what the homeowners are doing regarding the land swap. She stated that they are reaching out to the individual homeowner's boards in Harbor Bay so that they are aware of what is going on. The master board has created a website on which legal opinions and critical letters have been posted.

An unknown asked Bob Wood if he had completed his inventory of the trees on the Mif Albright course. Bob said stated he was still working on it, but had identified most already. He needs to find out which trees are memorial trees. Chair Sullwold pointed out that the City commissioned a study several months ago to identify all the trees in Alameda, including those on the Golf Complex property, and that report might provide the missing information.

Norma Arnerich asked if the Enterprise Fund was receiving the funds for the cell tower on the North course. The City's financial reports list rental income, so it appears that those payments are being credited to the Golf Complex.

7. OLD BUSINESS

None

8. WRITTEN COMMUNICATIONS

Included in the Commission packet was a memorandum to the Finance Department showing a surcharge payment for September 2011 of \$12,687. The year-to-date to the General Fund is \$38,960 for FY 2011-12.

9. ITEMS FOR NEXT MEETING'S AGENDA

- Status Report on Long Term Lease, Mif Albright Negotiations, and proposal for Golf Complex reconfiguration by Ron Cowan and Harbor Bay Isle Associates, including Golf Commission recommendations, if any.
- Update on Golf Complex Finances

10. ANNOUNCEMENTS/ADJOURNMENT

The meeting was adjourned at 7:40 p.m.

The agenda for the meeting was posted 72 hours in advance in accordance with the Brown Act.