



AGENDA

Antioch City Council: Committee for the Lone Tree Golf Course

Mayor Sean Wright and Council Member Tony Tiscareno

December 11, 2017 - 7:30 pm

**Lone Tree Golf Course, Board Room
4800 Golf Course Rd.**

1. Roll Call
2. Pledge of Allegiance
3. Introductions
4. Public Comments
5. LTGC Update – Informational Reports
 - General Overview FY 17-18 Second Quarter
 - i. Golf Rounds – Second Quarter Comparisons
 - ii. Course Condition and Maintenance
 - iii. Capital Projects and Equipment
 - iv. Event Center
6. Informational Presentation by Antioch Golf Corporation on Proposal for Golf Course Operations
 - Request for Proposal from City of Antioch
 - Proposal correspondence from Antioch Golf Corporation
7. Adjournment
 - Next Meeting

The public has the opportunity to address the Committee on each agenda item. Comments regarding matters not on this Agenda but within the jurisdiction of the City Council's Lone Tree Golf Course Committee may be addressed during the "Public Comments" section.

The meetings are accessible to those with disabilities. Auxiliary aides will be made available for persons with hearing or vision disabilities upon request in advance at (925) 779-7078 or TDD (925) 779-7081. Agenda and related writings provided to Commission members are available for viewing by the public during normal office hours at the Antioch Community Center, located at 4703 Lone Tree Way, Antioch, CA 94531, as well as at the Committee meeting. Individuals may view the agenda and related writings on the City of Antioch website: www.ci.antioch.ca.us



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July 21, 2017

Mr. Ron Parish, Director of Golf Operations
Lone Tree Golf Course
4800 Golf Course Road
Antioch, CA 94531

RE: MOU Extension with City of Antioch

Dear Ron,

On June 27, 2017 the Antioch City Council approved the extension of the current Memorandum of Understanding (MOU) with Antioch Golf Corporation for the operation and management of Lone Tree Golf Course. The current agreement remains in effect through June 30, 2018 with no changes. This action allows the City and Corporation to develop a well-thought out agreement that addresses all aspects of the golf course over a longer period of time.

During meetings and conversations over the past year City staff and golf (board of directors) representatives have discussed the many challenges facing the golf industry in the near future, as well as the exciting opportunities for the Antioch community and Lone Tree Golf Course. Members of the Board of Directors have offered several ideas and suggestions for future operations and the City is interested in reviewing the ideas in an official capacity.

The City of Antioch hereby invites the Antioch Golf Corporation to submit a formal proposal for golf course and event center operations. The proposal can incorporate a wide variety of ideas and concepts for operations, as well as specifically addressing the following:

- Term of the Agreement/MOU (how long will the agreement be in effect)
- Restructuring all debt responsibilities including payments to the City
- Course rates and the process for establishing fees and charges
- Detailed Capital Improvement Project (CIP) plans and recommendations for a minimum of ten years
- Management and supervision of course play, pro shop, driving range
- Management and supervision of event center
- Maintenance of grounds, buildings, and equipment
- Trends and innovation related to the golf experience at LTGC
- Collaboration with the City including recommendations for City responsibilities



- Revenue and expense reporting to the City; format, information, frequency
- Board member relationship and responsibilities to golf and LTGC; for example, do board members receive perks? Free play? Volunteer on the course?
- Description of the rounds of play, revenue and expenditures as it relates to the terms of the Agreement/MOU and municipal ownership; specifically, when would the City step in to manage LTGC
 - o Revenue goals and relationship to number of playable golf days; identify the number of playable golf days in Antioch
 - o Variances affecting playable golf days; hours, seasons, weather
 - o Capacity of the golf course; minimum and maximum annual rounds

We look forward to reviewing the ideas and recommendations generated by the Antioch Golf Corporation. It is a pleasure to work in a collaborative effort to preserve one of Antioch's premier assets for future generations. In order to meet our goal of developing a new agreement by early 2018 we need to receive your proposal by September 30, 2017. If you have any questions do not hesitate to contact me.

Sincerely,

Nancy Kaiser
Parks and Recreation Director

Cc. Ron Bernal, City Manager
Lone Tree Golf Course City Council Sub-Committee

- o Sean Wright
- o Tony Tiscareno

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To: City of Antioch Golf Course Review Committee (City)
Antioch Mayor Dr. Sean Wright, Antioch Councilmember Tony Tiscareno, Antioch City
Manager Ron Bernal, Antioch Parks & Recreation Director Nancy Kaiser

From: General Manager Ron Parish, Antioch Golf Corporation Board of Directors,
DBA: Lone Tree Golf & Event Center (LTG&EC) President Sal Sbranti, Kim Sloat,
Martin Gonsalves, Dominic DeBellis, Joe Bittner

Re: Executive Summary Items for Consideration with Renewal of Operational Agreement

Date: November 13, 2017

Dear City of Antioch Golf Course Review Committee,

As requested by Parks and Recreation Director Nancy Kaiser, the following is a Summary of key points for an Operational Agreement between the City of Antioch and the Antioch Golf Corporation in the operation of Lone Tree Golf & Event Center:

- Long term agreement of 25 years between City & Corporation.
- The Corporation is relieved of the following loans and obligations:
 - The Parking Lot Construction loan
 - The 2001 ABAG balance plus any accrued interest
 - Clubhouse Construction line of credit and any accrued interest
- City provides irrigation water; both raw and reclaimed water as required.
- City provides, sewer, and trash services.
- Golf Course and Event Center Management will continue to report to the Golf Corporation as established in 1982, remaining independent of the City.
- The Golf Corporation is responsible for meeting the laws, rules and regulations of the City, County, and State.
- The Golf Corporation is responsible for Maintenance and Operation of the Golf Course and Event Center.
- City maintains the entrance roadway, parking lot, and perimeter fencing.
- In event of unforeseen circumstances that close or impair facility operations, City provides special emergency support services that enable operations to reopen with urgency and timeliness.
- City provides financing for major capital improvements as requested for the Golf Course and Event Center.

We look forward to meeting and discussing the above points as well as your considerations at your earliest convenience.

Respectfully submitted,

Sal Sbranti, Antioch Golf Corporation President
Ron Parish, General Manager Lone Tree Golf & Event Center