



CITY OF MODESTO
GOLF COURSE ADVISORY COMMITTEE AGENDA
Wednesday, March 18, 2026 at 8:00 AM
Tenth Street Place, 1010 Tenth Street – MODESTO, CA
Suite 2005

THIS MEETING WILL BE PHYSICALLY OPEN TO THE PUBLIC

I. CALL TO ORDER - ROLL CALL

Jeffrey Lambaren, Chair
Ricardo Semeria, Vice-Chair
Arnold Fidalgo
Bob Quintella
Evan Yoshino
Jim Spelman
Karen Burch
Priscilla Castillo- Amador
Ricardo Navarro

II. CONFLICT OF INTEREST DECLARATION

Committee Members and staff may now declare conflicts of interest related to any item on the agenda.

III. PUBLIC COMMENT PERIOD

Three-minute time limit per speaker. Only interested persons in the audience may present these matters. Under State law, the **Golf Course Advisory Committee** may respond to matters being presented under the item only as follows:

- a. Briefly respond to statements made or questions raised.
- b. Ask a question for clarification.
- c. Provide a reference to staff or other resources for factual information.
- d. Request staff to report back at a subsequent meeting.
- e. Finally, a Committee member or the Committee itself may take action to direct staff to place a matter of business on a future agenda.

IV. APPROVAL OF MINUTES

A. January 21, 2026

V. WRITTEN COMMUNICATIONS

A. NONE

VI. UNFINISHED BUSINESS (OLD BUSINESS)

A. NONE

VII. NEW BUSINESS

A. Golf Course Maintenance Subcommittee Report

B. BrightView Report

C. KemperSports Report

1. Rounds and Revenues report update

D. First Tee Report

E. City Staff Report

1. Dryden GC Clubhouse update

2. Golf Financials

a) Revenue Clearing Accounts Explanation

VIII. COMMITTEE COMMENTS AND REPORTS (ORAL COMMUNICATIONS)

IX. MATTERS TOO LATE FOR THE AGENDA

These may be presented by members of the Golf Course Advisory Committee and staff upon determination by a majority vote that an emergency exists, as defined by State law, or by a 2/3 vote that (1) there is a need to take immediate action, and (2) that the need for action came to the Golf Course Advisory Committee's attention after the agenda was posted.

X. ADJOURNMENT

Notice: This Agenda is on file in the Parks, Recreation & Neighborhoods Department, 10th Street Place, and the Posting Board at entry of 10th Street Place, and is available on the City's Web site at www.modestogov.com

ADA Access In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact City of Modesto at 209-577-5278. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. In accordance with the requirements of Title II of the Americans with Disabilities Act ("ADA") of 1990, the Fair Employment & Housing Act ("FEHA"), the Rehabilitation Act of 1973 (as amended), Government Code section 11135 and other applicable codes, the City of Modesto ("City") will not discriminate against individuals because of disability in the City's services, programs, or activities. For more information, please visit the City of Modesto website at <https://www.modestogov.com/865/Americans-with-Disabilities-Act-ADA>

Aviso Las copias de la agenda están archivadas en el Departamento de Parques, Recreación y Vecindarios, 10th Street Place y el tablón de anuncios en la entrada de 10th Street Place, y está disponible en el sitio web de la ciudad en www.modestogov.com.

Acceso ADA En conformidad con la Ley de Estadounidenses con Discapacidades, si necesita asistencia especial para participar en esta reunión, comuníquese con la Ciudad de Modesto al 209-577-5278. Se requiere notificación 48 horas antes de la reunión permitirá a la Ciudad hacer arreglos razonables para garantizar la accesibilidad a esta reunión. De conformidad con los requisitos del Título II de la Ley de Estadounidenses con Discapacidades ("ADA") de 1990, la Ley de Equidad en el Empleo y la Vivienda ("FEHA"), la Ley de Rehabilitación de 1973 (enmendada) la sección 11135 del Código de Gobierno y otros códigos aplicables, la Ciudad de Modesto ("Ciudad") no discriminará a las personas por discapacidad en los servicios, programas o actividades de la Ciudad. Para obtener más información, visite el sitio web de la Ciudad de Modesto en: <https://www.modestogov.com/865/Americans-with-Disabilities-Act-ADA>

Note: Materials related to an item on this Agenda submitted to the Committee after distribution of the Agenda packet are available for public inspection in the Parks, Recreation & Neighborhoods office during normal business hours. Such documents are also available online, subject to staff's ability to post the documents before the meeting, at the following website: <https://www.modestogov.com/1149/Golf-Courses-Advisory-Committee>

Posted pursuant to Government Code Section 54954.2 on the bulletin board at Tenth Street Place
on

_____ at _____ by _____
date time signature



MINUTES

**CITY OF MODESTO
GOLF COURSE ADVISORY COMMITTEE
Wednesday, January 21, 2026, at 8:00 AM
Tenth Street Place, 1010 Tenth Street – MODESTO, CA
Suite 2005**

I. CALL TO ORDER - ROLL CALL

Present –

- Jeffrey Lambaren, Chair;
- Ricardo Semeria, Vice-Chair; - *arrived at 8:06am*
- Jim Spelman;
- Arnold Fidalgo;
- Bob Quintella;
- Ricardo Navarro;
- Evan Yoshino

Absent – Priscilla Castillo-Amador; Karen Burch;

II. CONFLICT OF INTEREST DECLARATION

A. NONE

III. PUBLIC COMMENT PERIOD

Public comments were received from the following speakers (if any):

- A. Public comment was opened. Two members of the public addressed the Committee regarding a previously agendaized item.
- B. The requested information was included in the agenda.

No action was taken.

IV. APPROVAL OF MINUTES

A. November 19, 2025

Motion: Arnold Fidalgo

Second: Bob Quintella

ACTION: (Fidalgo/Quintella; 6/0/3) motion approving the minutes from the Meeting held November 19, 2025.

V. WRITTEN COMMUNICATIONS

A. NONE

VI. UNFINISHED BUSINESS (OLD BUSINESS)

A. NONE

VII. NEW BUSINESS

A. Greens Maintenance Subcommittee

Action: Information received. The Committee recognized a naming conflict and agreed to refer to the subcommittee as the **Golf Course Maintenance Subcommittee**.

B. BrightView Report

ACTION: Information received, see attached report. No action taken.

C. KemperSports Report

ACTION: Information received, see attached report. A request was made for a **Rounds and Revenues report** update.

D. First Tee Report

ACTION: Information received; no action taken.

E. City Staff Report

1. Dryden GC Clubhouse update

ACTION: Information received.

2. Golf Financials

ACTION: Information received.

VIII. COMMITTEE COMMENTS AND REPORTS (ORAL COMMUNICATIONS)

A. Committee members provided comments.

No action was taken.

IX. MATTERS TOO LATE FOR THE AGENDA

A. NONE

X. ADJOURNMENT

MOTION: (Semeria/Spelman) 8/0/2. The meeting was adjourned at 9:18 a.m. The next meeting is scheduled for March 18, 2026, at 8:00 a.m.



City of Modesto
Golf Course Advisory Committee Report
January 21, 2026

Dryden

- Snow mold at Dryden greens
- 6 Fwy tree being removed
 - Replacement on order
- Several dead trees removed
- Contract approved for gopher and squirrel abatement
- Awaiting schedule for sewer repair on #2

Creekside

- Tree behind 9 green removed
- Fairways to be extended: 1,2,4,7,13,16,18
- Leaves have been a big focus
- Several ballwashers have new spike cleaners
- Graffiti at entrance painted
- Cleaning sprinklers

2026 Aerification Dates

Dryden 3/30

Creekside 4/20-21

Creekside 9/28-9/29

Dryden 10/26

1/21/26

KemperSports – Golf Course Advisory Committee Report

Prepared by: Kelly Smith – General Manager

Following you will find recent information regarding Creekside and Dryden Park Golf Courses. If you have any questions or concerns regarding this information, or any other subjects, please feel free to reach out to me via email, phone, or in person.

(209) 571-5123

kellysmith@kempersports.com

Financial Performance *(YTD Through December)*

- **Rounds:** Rounds are ahead of budget by 1,275 and we are exceeding prior year (PY) performance by 3,333.
- **Revenue:** Revenue is \$163K ahead of budget and \$167K ahead of PY.
- **EBITDA:** Currently **\$182K ahead of budget**, and \$120K ahead of PY keeping positive momentum going forward through the first half of the FY.
- **Record Performances:** The 2025 calendar year produced TEN record setting months in Revenue and EBITDA as well as FOUR months with record setting rounds. July '25 was the highest Revenue, EBITDA, and Rounds on record.

Rate Increase / TrueDemand Pricing

- **Customer Feedback:** As with all increases there are upset customers. For the most part they have been understanding with the communication of the Dryden park Clubhouse project beginning and the promised course improvements at both courses.
- **TrueDemand Pricing:** Demand continues to show max increase on most weekend and weekday mornings. Tee sheets, prior course data and forecasts are continually monitored and adjustments made with minimum pricing set at the Council imposed rack rates.
- **Financials:** Although we started off the month with SIX non-playable (No carts / No range) days, through 58% of the month we are currently at 81% of our rounds budget and 85% of our revenue budget.

Thanksgiving Shotgun

Annual Toy Drive (Modesto Gospel Mission)

NCGA Ratings – Updated ratings for Creekside Golf Course have been received. They will go into effect June 5th, 2026. We will request a temporary rating change for Dryden Park once the trailer move has been set.

Marketing Performance

Amplified Digital Marketing DECEMBER Campaign

Pay-Per-Click Campaign

- 7,086 Impressions
- 1,931 Clicks
- 96 Calls

Targeted Display Campaign

- 20,958 Impressions
- 13 Clicks
- 49 View-Throughs

Golf Fund Budget vs. Actual thru March 31, 2026

REVENUES	FY 25/26 Budget	As of 31-Mar-26	% of budget
Fund 4600 (Muni & Admin)			
NCGA-YOC Green Fees	1,000	4,546	
Lease of Land (Water Dept)	80,000	62,405	
Misc Lease - Cell Tower	44,000	34,496	
Interest Trustee/Investment Earnings	0	0	
Revenue Clearing - Creekside GC	0	675,162	
Revenue Clearing - Dryden GC	0	440,549	
Golf General TOTAL	\$125,000	\$1,217,157	973.7%
Fund 4605 (KemperSports)			
Creekside Green Fees	1,187,978	357,095	
Creekside Cart Fees	448,043	141,120	
Creekside Range Fees	88,750	34,047	
Creekside Food & Beverage	238,820	66,605	
Creekside Merchandise	92,875	28,692	
Refunds, Damages, and Cost Recovery	0	(30)	
Creekside Golf Course TOTAL	\$2,056,466	\$627,529	30.5%
Dryden Green Fees	784,172	254,772	
Dryden Cart Fees	397,364	126,143	
Dryden Range Fees	31,050	12,628	
Dryden Food & Beverage	68,850	25,977	
Dryden Merchandise	35,750	11,020	
Refunds, Damages, and Cost Recovery	0	(19)	
Dryden Golf Course TOTAL	\$1,317,186	\$430,521	32.7%
TOTAL REVENUES:	\$3,498,652	\$2,275,207	65.0%

EXPENDITURES	FY 25/26 Budget	As of 31-Mar-26	% of budget
Fund 4600 (Muni & Admin)			
ISF - Mail Services	0	0	
ISF - Building Services	83,618	62,714	
ISF - Cost Allocation	48,625	0	
ISF - Property Insurance	49,326	62,714	
Printing and Binding	200	0	
Marketing Services	15,000	0	
Business Expenses	200	220	
Utility Expense - Electric	35,000	22,438	
Utility Expense - Gas	7,000	5,735	
Utility Expense - Water	25,000	0	
Utility Expense - Cable/Internet	1,500	1,065	
Rental of Equipment - Dryden Trailer	0	25,086	
Pest Control Services	2,000	0	
Misc Repair & Maintenance	9,000	745	
Misc Repair & Maintenance - Equipment	10,000	5,010	
Misc Repair & Maintenance - Vandalism	28,000	0	
Misc Repair & Maintenance - Real Property	8,000	228	
Professional Services (BrightView, Loomis, PNC, Rank)	1,804,669	1,323,134	
Staff Administration of Golf Contract	98,970	74,947	
City Fleet Operation & Maintenance	0	0	
Golf General TOTAL	\$2,226,108	\$1,584,035	71.2%
Fund 4605 (KemperSports)			
Office Supplies	3,750	61	
Cost of Sales - Creekside Merchandise	61,070	31,235	
Cost of Sales - Creekside Food & Beverage	100,304	44,577	
Food & Beverage Expense - Creekside	8,000	1,929	
Tools & Field Supplies - Creekside	8,500	3,328	
Marketing - Creekside	9,000	4,928	
Cart Lease - Creekside	85,000	63,078	
Payroll - Creekside	479,000	187,814	
General & Admin - Creekside	92,250	36,853	
Creekside Golf Course TOTAL	\$846,874	\$373,804	44.1%
Office Supplies	2,000	0	
Cost of Sales - Dryden Merchandise	26,097	9,641	
Cost of Sales - Dryden Food & Beverage	34,425	17,283	
Food & Beverage Expense - Dryden	2,250	9	
Tools & Field Supplies - Dryden	8,500	2,292	
Marketing - Dryden	9,000	4,928	
Cart Lease - Dryden	85,000	61,568	
Payroll - Dryden	405,000	168,551	
General & Admin - Dryden	72,000	27,101	
Dryden Golf Course TOTAL	\$644,272	\$291,372	45.2%
TOTAL EXPENDITURES:	\$3,717,254	\$2,249,212	60.5%
Revenues over/under Expenditures:		\$25,995	
Cost Recovery:		101%	