



CITY OF MODESTO
GOLF COURSE ADVISORY COMMITTEE AGENDA
Wednesday, January 21, 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

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

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. Novemeber 19, 2025

V. WRITTEN COMMUNICATIONS

A. NONE

VI. UNFINISHED BUSINESS (OLD BUSINESS)

A. NONE

VII. NEW BUSINESS

A. Greens Maintenance Subcommittee

B. BrightView Report

C. KemperSports Report

D. First Tee Report

E. City Staff Report

1. Dryden GC Clubhouse update

2. Golf Financials

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

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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.

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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, November 19, 2025, at 8:00 AM
Tenth Street Place, 1010 Tenth Street – MODESTO, CA
Suite 2005**

- I. CALL TO ORDER - ROLL CALL
Present – Ricardo Semeria, Vince Hansen, Karen Burch, Arnold Fidalgo, Jim Spelman, Evan Yoshino, Jeffrey Lambaren, Doug Lemcke, Bob Quintella

Absent – Martin Montez
- II. CONFLICT OF INTEREST DECLARATION
A. NONE
- III. PUBLIC COMMENT PERIOD
A. Tyler Wagner introduced to Committee. Vice President of the Dryden Men's Golf Club.
B. Abraham G. representing Seniors in support of complimentary rounds of golf for Seniors 90 years of age and older.
- IV. APPROVAL OF MINUTES
A. September 17, 2025

ACTION: Motion (Fidalgo/Quintella) 9/0 approving the September 17, 2025, minutes.
- V. WRITTEN COMMUNICATIONS
A. NONE
- VI. UNFINISHED BUSINESS (OLD BUSINESS)
A. NONE
- VII. NEW BUSINESS

A. Golf Master Plan discussion – Committee discussed adding development of a Golf Course Master Plan to the Parks and Recreation Department Master Plan and get direction on how to move forward.

B. Discussion of Free Golf Rounds for Seniors 90+ years old

ACTION: Motion (Spelman, Lemcke) 9/0 to recommend to the City Council that 90-year-old residents of Modesto can play for free golf rounds only on Tuesday after 12:00 pm at Creekside Golf Course and Thursday after 12:00 pm at Dryden Golf Course.

C. Greens Maintenance Subcommittee discussion

ACTION: Motion (Quintella, Lemcke) 9/0 to create a Golf Course Maintenance subcommittee that will meet periodically and will provide a written report to BrightView prior to the Golf Course Advisory Committee meeting so that BrightView can respond in a systematic manner and that the Chair will appoint the members to the subcommittee.

ACTION: Motion (Semeria, Fidalgo) 9/0 to appoint Doug Lemcke, Jim Spelman, and Bob Quintella to be the representatives of the subcommittee to meet periodically and provide a written report prior to the next Golf Course Advisory Committee.

D. BrightView Report – Presented attached report.

E. KemperSports Report – Presented attached report.

F. First Tee Report –

G. City Staff Report

1. Dryden GC Clubhouse update
2. Golf Financials – presented attached report.

ACTION: Motion (Spelman, Fidalgo) 7/2 for the \$5 Green fee increase effective January 1, the dynamic pricing model to go into effect January 1 upwards from council-approved fees for one year and after the first year, with the possibility to adjust dynamic pricing to be a true dynamic pricing model.

VIII. COMMITTEE COMMENTS AND REPORTS (ORAL COMMUNICATIONS)

A. NONE

IX. MATTERS TOO LATE FOR THE AGENDA

A. NONE

X. ADJOURNMENT

MOTION: (Lambaren/Lemcke) 9/0. The meeting was adjourned at 9:43 a.m. The next meeting is scheduled for January 21, 2026, at 8:00 a.m.



City of Modesto
Golf Course Advisory Committee Report
November 19th, 2025

Dryden

- Greens Aerification went great!
 - Healed in less than 2 weeks
 - No disease to speak of
- Tree service came out and removed several large branches
- Couple trees down in last storm

Creekside

- Wet
- Over 2" rain
- No carts another day
- Working on pumping bunkers
- Plan to enlarge fairways
- Working on repairing lake fill

2026 Aerification Dates

Dryden 3/30

Creekside 4/20-21

Creekside 9/28-9/29

Dryden 10/26

11/19/25

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 *(Through October)*

- **Rounds:** While rounds are slightly below budget we have exceeded prior year (PY) performance by 3,375.
- **Revenue:** Revenue is ahead of budget and PY.
- **Year-to-Date (YTD) EBITDA:** Currently **\$65K ahead of budget**, keeping positive momentum going forward after the first three months of the FY although current storms have greatly affected business the last week.

PGA HOPE

- **Second Session Concluded:** The second session concluded with graduation consisting of Golf, Lunch and an Awards presentation by the NCPGA for the 13 participants.
- **PGA Class A Professionals:** Larry Alvarado and Chris Mendes.
- **Participants:** 13-15 Veterans (Men and Women from various branches of the military) engaged in the seven-week program.

Thanksgiving Shotgun

First Annual Coat Drive (Modesto Gospel Mission)

Annual Toy Drive (Modesto Gospel Mission)

Marketing Performance

Amplified Digital Marketing OCTOBER Campaign

Pay-Per-Click Campaign

- 8,811 Impressions
- 2,227 Clicks
- 87 Calls

Targeted Display Campaign

- 20,868 Impressions
- 17 Clicks

81 View-Throughs

Golf Fund Budget vs. Actual thru July 31, 2025

REVENUES	FY25/26 Budget	As of 31-Jul-25	% of budget
Fund 4600 (Muni & Admin)			
NCGA-YOC Green Fees	1,000	264	
Lease of Land (Water Dept)	80,000	6,858	
Misc Lease - Cell Tower	44,000	3,767	
Interest Trustee/Investment Earnings	0	0	
Revenue Clearing - Creekside GC	0	(212,544)	
Revenue Clearing - Dryden GC	0	(137,371)	
Golf General TOTAL	\$125,000	(\$339,025)	-271.2%
Fund 4605 (KemperSports)			
Creekside Green Fees	1,187,978	138,559	
Creekside Cart Fees	448,043	55,568	
Creekside Range Fees	88,750	11,385	
Creekside Food & Beverage	238,820	24,952	
Creekside Merchandise	92,875	11,224	
Refunds, Damages, and Cost Recovery	0	9	
Creekside Golf Course TOTAL	\$2,056,466	\$241,698	11.8%
Dryden Green Fees	784,172	91,131	
Dryden Cart Fees	397,364	43,783	
Dryden Range Fees	31,050	4,304	
Dryden Food & Beverage	68,850	7,914	
Dryden Merchandise	35,750	3,455	
Refunds, Damages, and Cost Recovery	0	(2)	
Dryden Golf Course TOTAL	\$1,317,186	\$150,584	11.4%
TOTAL REVENUES:	\$3,498,652	\$53,256	1.5%

EXPENDITURES	FY25/26 Budget	As of 31-Jul-25	budget
Fund 4600 (Muni & Admin)			
ISF - Mail Services	0	0	
ISF - Building Services	83,618	6,968	
ISF - Cost Allocation	48,625	4,052	
ISF - Property Insurance	49,326	4,111	
Printing & Binding	200	0	
Marketing Services	15,000	0	
Business Expenses	200	0	
Utility Expense - Electric	35,000	0	
Utility Expense - Gas	7,000	0	
Utility Expense - Water	25,000	0	
Utility Expense - Cable/Internet	1,500	222	
Rental of Equipment - Dryden Trailer	0	7,381	
Misc Repair & Maintenance	9,000	0	
Misc Repair & Maintenance - Equipment	10,000	5,010	
Misc Repair & Maintenance - Vandalism	28,000	0	
Misc Repair & Maintenance - Real Property	8,000	-59	
Professional Services (BrightView, Loomis, PNC, Rank)	1,804,669	93,288	
Staff Administration of Golf Contract	98,970	8,095	
City Fleet Operation & Maintenance	0	0	
Golf General TOTAL	\$2,224,108	\$129,069	5.8%

Fund 4605 (KemperSports)

Office Supplies	3,750	13	
Cost of Sales - Creekside Merchandise	61,070	6,654	
Cost of Sales - Creekside Food & Beverage	100,304	9,032	
Food & Beverage Expense - Creekside	8,000	578	
Tools & Field Supplies - Creekside	8,500	95	
Marketing - Creekside	9,000	771	
Cart Lease - Creekside	85,000	7,478	
Payroll - Creekside	479,000	38,339	
General & Admin - Creekside	92,250	6,787	
Creekside Golf Course TOTAL	\$846,874	\$69,747	8.2%

Office Supplies	2,000	0	
Cost of Sales - Dryden Merchandise	26,097	1,993	
Cost of Sales - Dryden Food & Beverage	34,425	3,868	
Food & Beverage Expense - Dryden	2,250	0	
Tools & Field Supplies - Dryden	8,500	0	

Marketing - Dryden	9,000	771	
Cart Lease - Dryden	85,000	6,646	
Payroll - Dryden	405,000	33,973	
General & Admin - Dryden	72,000	4,897	
Dryden Golf Course TOTAL	\$644,272	\$52,148	8.1%
TOTAL EXPENDITURES:	\$3,715,254	\$250,963	6.8%
	Revenues over/under Expenditures:	(\$197,707)	
	Cost Recovery:	21%	

Golf Course Advisory Committee

Golf Maintenance Sub Committee

January 7, 2026

Short Term Recommendations:

	<u>Creekside/Dryden:</u>	<u>Priority:</u>
1. Rotate Shoe Brush/Golf Ball Washer.	Creekside & Dryden	A
2. Paint any graffiti.	Creekside & Dryden	A
3. Prune tree branches.	Creekside & Dryden	A
4. Widen Fairway cut.	Creekside	A
5. Fill in second Sand Trap at pitching area.	Creekside	A
6. Mow chipping area lower by flag stick.	Creekside	A
7. Address standing water in Sand Traps.	Creekside & Dryden	A
8. Have a wet towel location near clubhouse.	Creekside & Dryden	A
9. Driving range fence along #1 Fairway.	Dryden	A
10. Tree roots above ground.	Creekside	B
11. Aerate Fairways on a designated schedule.	Creekside & Dryden	B
12. Install distance targets at Driving Range.	Creekside & Dryden	B
13. Drinking fountains on course.	Creekside & Dryden	B

Long Term Recommendations:

1. Repair Lake Liners.	Creekside	A
2. Rebuild Greenside bunkers.	Creekside & Dryden	A
3. Analysis of Fairway.	Creekside & Dryden	A
4. Replace irrigation system.	Creekside & Dryden	A
5. Remodel staff areas at maintenance yards.	Creekside & Dryden	B
6. Install locking front entry gate.	Creekside	B
7. Mini putting course (9 hole or 18 hole).	Creekside	C
8. Top tracer golf.	Dryden	C

A – Needs immediate correction.

B – Needs serious consideration.

C – Long term discussion/analysis.

Golf Fund Budget vs. Actual thru January 31, 2026

REVENUES	FY 25/26 Budget	As of 31-Jan-26	% of budget
Fund 4600 (Muni & Admin)			
NCGA-YOC Green Fees	1,000	3,600	
Lease of Land (Water Dept)	80,000	48,493	
Misc Lease - Cell Tower	44,000	26,745	
Interest Trustee/Investment Earnings	0	0	
Revenue Clearing - Creekside GC	0	(729,724)	
Revenue Clearing - Dryden GC	0	(469,942)	
Golf General TOTAL	\$125,000	(\$1,120,828)	-896.7%
Fund 4605 (KemperSports)			
Creekside Green Fees	1,187,978	261,975	
Creekside Cart Fees	448,043	103,063	
Creekside Range Fees	88,750	23,027	
Creekside Food & Beverage	238,820	49,007	
Creekside Merchandise	92,875	21,195	
Refunds, Damages, and Cost Recovery	0	(14)	
Creekside Golf Course TOTAL	\$2,056,466	\$458,253	22.3%
Dryden Green Fees	784,172	172,928	
Dryden Cart Fees	397,364	84,818	
Dryden Range Fees	31,050	8,555	
Dryden Food & Beverage	68,850	18,665	
Dryden Merchandise	35,750	8,166	
Refunds, Damages, and Cost Recovery	0	(2)	
Dryden Golf Course TOTAL	\$1,317,186	\$293,129	22.3%
TOTAL REVENUES:	\$3,498,652	-\$369,446	-10.6%

EXPENDITURES	FY 25/26 Budget	As of 31-Jan-26	% of budget
Fund 4600 (Muni & Admin)			
ISF - Mail Services	0	0	
ISF - Building Services	83,618	41,809	
ISF - Cost Allocation	48,625	24,312	
ISF - Property Insurance	49,326	24,663	
Printing and Binding	200	0	
Marketing Services	15,000	0	
Business Expenses	200	220	
Utility Expense - Electric	35,000	17,875	
Utility Expense - Gas	7,000	3,074	
Utility Expense - Water	25,000	0	
Utility Expense - Cable/Internet	1,500	815	
Rental of Equipment - Dryden Trailer	0	20,931	
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	0	
Professional Services (BrightView, Loomis, PNC, Rank)	1,804,669	876,777	
Staff Administration of Golf Contract	98,970	50,230	
City Fleet Operation & Maintenance	0	0	
Golf General TOTAL	\$2,226,108	\$1,066,462	47.9%
Fund 4605 (KemperSports)			
Office Supplies	3,750	31	
Cost of Sales - Creekside Merchandise	61,070	13,224	
Cost of Sales - Creekside Food & Beverage	100,304	18,838	
Food & Beverage Expense - Creekside	8,000	824	
Tools & Field Supplies - Creekside	8,500	95	
Marketing - Creekside	9,000	991	
Cart Lease - Creekside	85,000	55,236	
Payroll - Creekside	479,000	75,863	
General & Admin - Creekside	92,250	15,373	
Creekside Golf Course TOTAL	\$846,874	\$180,475	21.3%
Office Supplies	2,000	0	
Cost of Sales - Dryden Merchandise	26,097	4,057	
Cost of Sales - Dryden Food & Beverage	34,425	5,795	
Food & Beverage Expense - Dryden	2,250	5	
Tools & Field Supplies - Dryden	8,500	0	
Marketing - Dryden	9,000	991	
Cart Lease - Dryden	85,000	48,019	
Payroll - Dryden	405,000	68,203	
General & Admin - Dryden	72,000	10,762	
Dryden Golf Course TOTAL	\$644,272	\$137,832	21.4%
TOTAL EXPENDITURES:	\$3,717,254	\$1,384,769	37.3%
		Revenues over/under Expenditures:	(\$1,754,215)
		Cost Recovery:	-27%