

City of Stockton
Golf Course Town Hall Meeting
January 29, 2018

Below is a summary of the suggestions and ideas, as well as Q&A, submitted at the City of Stockton Golf Course Town Hall Meeting. This document and other documents are posted to the City's website at www.stocktonca.gov/golfinfo.

Community Suggestions/Ideas

- Save Swenson (16)
- Separate Swenson & Van Buskirk (10)
- Improve Swenson – includes those suggesting adding restaurant and meeting facilities (like Wine & Roses) (8)
- Close Van Buskirk – includes those who suggested returning property to the family (8)
- Create a Tax/Assessment/Increase Fees (6)
- Improve Marketing (3)
- Make Swenson 9-hole course (2)
- Annex Lincoln Center (1)
- Replace current operator (2)
- Create non-profit/foundation (2)
- Van Buskirk Sports Facility (2)
- Make other cuts (2)
- Make Swenson a priority/landmark (2)
- Environmental wildlife study (2)
- Friends of Swenson proposal (4)
- Fundraisers (3) - sponsor a golf cart fundraiser; celebrity appearances, such as Ricky Barnes
- Operate Jointly with the County (1)
- Let Lincoln students eat lunch at café (1)
- Generate new revenues – lease as cell tower site (1)
- Form Golf Advisory Board (1)
- Create focus group (1)
- Issue a Request for Proposal (RFP) that requires public access; price limits for public use; public park with amenities (1)
- Involve neighborhood (2)
- Support Swenson with Lincoln Center sales tax (1)
- Donations – seek donations to make big improvements, banquet facilities (1)
- Starbucks/Peets – contract and require large corporations to pay for improvements (1)
- Create Cart Paths (1)
- Cut speed bump program and crosswalk installation (1)
- Sell other City parks – Victory, Oak Park, Anderson, etc. (1)
- City Staff analysis – cancel contract with Michael Baker (1)

City of Stockton
Golf Course Town Hall Meeting
January 29, 2018

- City employee discount (1)
- Preserve forever for future (1)
- Historical value – Swenson family still in area; Luneta Post 52 has memorial on property installed 1953 (1)

Town Hall Suggestions for Other Uses

- Green space - San Joaquin Council of Governments purchase for open space (15)
- Recreation – create other recreation uses; walking, biking, disc golf, basketball, tennis; On the Green theme like N.Y. with zoo, lake, boating restaurant (5)
- Park (2)
- Lease/sell to LUSD – reduce over-crowding at Lincoln High; could use for science/nature classes STEM, boating, and maintain 9-hole course (2)
- Retirement community – high end (2)
- Retirement community – mobile homes (1)
- Playground for kids (1)
- Dog park (1)
- Entertainment venue (2)
- Job creation – attract higher income jobs to pay taxes & support (1)
- Evaluate other non-housing alternatives (1)
- Music in the park; movies in the park (1)
- Amenities for kids (1)
- Indian Casino (1)

Town Hall Other Comments

- No low-income housing (2)
- No housing (golf or green space only) (1)
- Traffic Impacts/pollution (1)
- Save Van Buskirk (1)
- Reduce welfare subsidies (1)

Questions & Answers

Q: What is the estimated Swenson Park 2017-2018 subsidy dollar amount?

A: Please see [Golf Financials for FY 16/17](#). Swenson subsidy for the most recent full fiscal year (16/17) was \$348,164. This does not include the cost of City Administration, which was \$79,794. Some portion of City Administration would be necessary under any operational agreement/arrangement. Swenson is 40% of the entire subsidy; a conservative estimate of Administration of 40% is \$31,918. Swenson subsidy, plus 40% Administration is \$380,082.

Estimated subsidy for Golf Program is in the [Annual Budget for the current Fiscal Year 17/18](#). Please see pages G-18 through G-19. If 40% of subsidy is assumed, Swenson subsidy is 40% of \$700,000 = \$280,000, plus approximately \$32,000 for Administration: \$312,000.

City of Stockton
Golf Course Town Hall Meeting
January 29, 2018

Q: What percent of the City's General Fund does this subsidy represent?

A: The City's [General Fund for the same Fiscal Year \(16/17\)](#) was \$203,792,592. Please see page C-1, which is page 89 of the online document. The Swenson subsidy represents approximately 0.19% of that year's General Fund.

Q: How does this estimated subsidy compare to last year?

A: Please see [slide 4 from the Town Hall Meeting presentation](#), titled "Annual Golf Subsidy by Course," which provides a comparison for the last five full fiscal years.

It is estimated that the subsidy for both golf course will be \$700,000 in future fiscal years. This does not include the millions of dollars in major system repairs needed just to maintain the current levels and includes no funding for improvements, such as cart paths, cart storage, and restaurant or meeting facilities.

Q: Why haven't you assessed Swenson Park as an individually subsidized entity?

A: The City's golf program includes both golf courses which are operated by a single contracted operator. Economies are achieved by operating both golf course together, such as single management and sharing resources, and would likely increase if operated separately.

Q: Where does the Swenson subsidy rank with other subsidized entities? Where does the Swenson subsidy rank with other costs per user subsidized entities?

A: Please see [slide 7 from the Town Hall Meeting presentation](#) titled "Why Focus on the Golf Subsidy?"

Q: What are the top five City targeted expense reduction line items?

A: During the bankruptcy process, every asset and expense was subjected to great scrutiny. The City was in a dire financial position and many difficult decisions had to be made, including taking away health care from sick and dying retirees, to salvage our financial future. The City's bankruptcy exit plan acknowledges that we must continue to be frugal and can provide only a basic level of services for decades into the future.

[Council goals and priorities](#) are listed on the City's website, include fiscal sustainability and public safety, and require adhering to the City's Long-Range Financial Plan, which is the foundation of the bankruptcy exit plan approved by the Federal Bankruptcy Court Judge.

Q: Post a detailed Swenson Park P&L that can be used to assess optional expense reduction.

A: [Please see Golf Financials](#) posted to this webpage: www.stocktonca.gov/golfinfo

Q: Post the feasibility analysis you provided to the City Council when you asked them to approve your proposal for the destruction of Swenson and building low-income housing.

A: There was no proposal. All information from the discussion item presented to the Council at [December 4, 2017, Study Session](#), Agenda Item 8.3, has been posted to the website since the week prior to that meeting and a link is provided at the top of this webpage: www.stocktonca.gov/golfinfo

Q: Post a ranking of city-paid subsidies detailing the individual entity, the subsidy amount and cost per user.

A: Please see [slide 7 from the Town Hall Meeting presentation](#), titled "Why Focus on the Golf Subsidy?" This slide provides a comparison per user for other recreation programs.

City of Stockton
Golf Course Town Hall Meeting
January 29, 2018

Q: Post a report detailing expenses incurred and plans to proceed with your recommendation to include amount, the source of funds, the purpose of the expenditure.

A: No recommendations have been made. We are at the beginning of a discussion to address subsidies.

All City Council Meeting and Study Session Agendas and staff reports are posted to the City's website in advance of the meetings. To review agendas, please visit www.stocktonca.gov/councilmeetings.

Subscribe to receive e-mail notification of when agendas are posted by using the link "[Subscribe to our e-mail list](#)," provided at the top of the Council Meetings webpage: www.stocktonca.gov/councilmeetings

Q: Post reports on all meetings you have had with developers or their agents and others, to include date, who was in attendance, and purpose of the meetings.

A: No such meetings have occurred.

Q: Post a report detailing sources of your campaign funds, detailing source, date, and amount.

A: The California Political Reform Act requires reporting of campaign contributions. A link to the Campaign Finance Disclosure Portal and information about the California Fair Political Practices Commission state law is available on the [City Clerk's webpage](#).

Q: Post the source for your decree that golf is dead that many find premature.

A: Please see the link to the [Golf Program White Paper](#) posted at the top of this webpage: www.stocktonca.gov/golfinfo The Golf Program White Paper provides information about the local and national market, as well as details about the City's golf courses.

Q: Why didn't the consultant's report include the option of returning Van Buskirk to the family?

A: The report prepared was to seek direction from the Council and begin a discussion about the golf program subsidy. It was informational only and assumed revenue-generating options that would eliminate subsidies.

The City accepted the donation of the land from the Van Buskirk family decades ago. A well-used community center and sports fields are located on the property, in addition to the golf course.

The ancestors of the Van Buskirk family were contacted during the bankruptcy proceedings, and they expressed a desire to continue the wishes of their family members who had donated the land and to enforce the deed restrictions for use as recreational facilities.

Returning the land to the Van Buskirk family would require a long and complicated legal process. The ancestors have not expressed a desire to assume ownership of the property.

Q: Who approved the cost of Michael Baker report?

A: In 2016, the City Council approved a contract with Michael Baker to assist the Community Development Department with a variety of planning activities, due to fluctuating planning needs and reduced staffing levels. The contract is a 3-year contract to help with a variety of projects and assist the department when the workload is heavy. One of the projects the firm was assigned to assist with is the report prepared for the informational item for discussion related to golf courses on December 4, 2017, the Swenson and Van Buskirk Municipal Golf Course Opportunity Study.

To view the entire scope of the Michael Baker contract, please see the City Council Agenda of December 6, 2016. [Please see Agenda Item 12.1.](#)

City of Stockton
Golf Course Town Hall Meeting
January 29, 2018

Q: How much did City spend to support Marina, Arena, Sports stadium?

A: Please see the [Economic Development Department section of the Annual Budget](#), which is posted to the City's website: www.stocktonca.gov/budget

- The Stockton Arena, Stockton Ballpark, Bob Hope Theatre, and Oak Park Ice Arena are management under contract by SMG. These venues are included in the Economic Development Department Entertainment Venues section, pages I-32 through I-34.
- The Downtown Stockton Marina budget pages are in the Economic Development Department Downtown Marina Complex section, pages I-40 through I-41.

Q: What is the cost of Oak Park Tennis subsidy?

A: Last Fiscal Year (16/17), the Oak Park Tennis Complex subsidy was \$5,086. The average subsidy over the last 5 years was \$3,843 per year.

Q: How about private donations to upgrade Swenson?

A: All options are possible. Please see [slide 9 of the Town Hall Meeting presentation](#), titled "Next Steps."

Q: What happened to Envision Stockton 2040 and public input?

A: Envision Stockton 2040 information is available on the City of Stockton website at www.stocktonca.gov/generalplan

Q: Why are high school teams using Brookside and not Swenson?

A: Lincoln High School uses Brookside. Chavez, Franklin, and Able Charter High Schools all use Swenson; Weston Ranch and Edison High Schools use Van Buskirk. High school teams pay a flat fee to use these courses.

Q: Can Delta College and high school vocational classes be involved in on-the-job-training to upgrade sprinklers?

A: Design and installation of a golf course irrigation system are beyond the scope of vocational programs; it requires the expertise of experienced professionals that specialize in golf course irrigation systems.

The current operator has trained professionals on staff who can design and install commercial irrigation systems; there is no available funding for systems upgrade and replacements.

Q: Can other funding sources, such as "Go Fund Me" or creating a foundation be considered?

A: All revenue generation or fundraising opportunities can be considered. Operations require a predictable and sustainable source/amount of revenue.

Q: Can uncollected money from water utility be used for Swenson and other facilities?

A: The water utility is an enterprise fund. Water utility revenues are restricted funds and can only be used for the water utility.

Q: How long is the contract with Kemper?

A: The original contract began in 2011 and was for 5 years with an option to extended twice in increments of 5 years each. In 2016, the contract was extended for an additional 5 years. It expires June 30, 2021, with an option to amend again for an additional 5 years. Links to a copy of the contract and the amendment are posted at the top of this webpage: www.stocktonca.gov/golfinfo, under "Golf Course Management."

City of Stockton
Golf Course Town Hall Meeting
January 29, 2018

Q: What is the cost of managing Swenson?

A: Please see the [Golf Financials](#) posted to this webpage: www.stocktonca.gov/golfinfo

Q: What is the response to current marketing?

A: Please see the [Golf Financials](#) and the [Golf Program White Paper](#) for this information; both documents are posted to this webpage: www.stocktonca.gov/golfinfo

Q: Is advertising linked to the webpage?

A: KemperSports maintains a webpage for the two [Stockton Golf Courses](#).

Q: Can we ask Stockton residents to donate time & resources to improve the course?

A: Volunteering with the City is always welcome. Golf course management and maintenance requires specific skills and a schedule that is predictable and dependable.

Q: Can we market differently?

A: Other forms of marketing can always be considered.

Q: If Swenson (were) sold to develop Van Buskirk, how much will it cost to maintain Swenson?

(The person asking this question may have intended to ask what the cost of operating Van Buskirk would be if it were developed for other recreational uses.)

A: This was estimated in the information provided for [Council discussion on December 4, 2017](#), Agenda Item 8.3. Please see PowerPoint Presentation, slide 7, titled "Development Alternatives: Van Buskirk."

Q: Has anyone done a traffic study at Swain & Ben Holt from 2:30 - 3:30p?

A: Traffic studies have not been conducted in recent years.

Q: If the Van Buskirk family is unavailable, how do you give it back to the family? Is the deed restriction still valid if they are not available?

A: The ancestors of the Van Buskirk family were contacted during the bankruptcy proceedings, and they expressed a desire to continue the wishes of their family members who had donated the land and to enforce the deed restriction for use as recreational facilities.

Q: Does it need to be profitable or would a break-even option work?

A: A break-even option that provides sufficient revenue to eliminate subsidies, operate, manage, maintain, make repairs, upgrades, and improvements would be acceptable.

Q: What would stop City Council from closing other parks?

A: The City is not considering closing parks. The Golf Program requires significant subsidies. The subsidy per user is much higher than any other recreational program.

Q: Won't the closure of other courses, such as Lockeford Springs, increase play at Swenson?

A: The City has no data about golfers at the former Lockeford Springs course, which was privately owned. Golfers may choose to play at other regional courses.

City of Stockton
Golf Course Town Hall Meeting
January 29, 2018

Q: Are there other areas of the budget that are losing money that should be looked at?

A: During the bankruptcy process, every asset and expense was subjected to great scrutiny. The City was in a dire financial position so many difficult decisions had to be made, including taking away health care from sick and dying retirees to salvage our financial future. The City's bankruptcy exit plan acknowledges that we must continue to be frugal and can provide only a basic level of services for decades into the future.

[Council goals and priorities](#) are listed on the City's website and include fiscal sustainability and public safety and require adhering to the City's Long-Range Financial Plan, which is the foundation of the bankruptcy exit plan approved by the Federal Bankruptcy Court Judge.

The Council's annual budget study sessions are in May and June every year. State law requires that a balanced budget is adopted by June 30, which is the last day of the fiscal year. The process is a public process and meetings are posted at www.stocktonca.gov/councilmeetings.

Q: How about cutting back on homeless expenses?

A: Most of the City's costs related to homelessness are for public safety, police and fire response, and garbage and debris clean-up. There are some funds for sheltering the homeless; however, these funds are federal funds and restricted to specific uses, such as emergency shelter, and are provided to non-profit, community-based organizations that provide services to the homeless.

Q: How does the bankruptcy affect Swenson with Franklin holding Swenson as collateral?

A: Swenson is not collateral for Franklin. If the City experiences a significant recovery and/or revenues, the bankruptcy agreement does require some sharing of revenue with creditor Assured Guaranty. This was covered in the informational items presented to Council on December 4, 2017. [Please see Agenda Item 8.3, Legislation Text](#), the first full paragraph on page 4.

Q: What endangered species that live on the grounds? Is it true that the brown fox lives on the course? Has wildlife study been done to determine the impact of other uses for Swenson?

A: Environmental studies would be required before development or, potentially, other uses could be considered.

Q: If closing golf courses because not enough people using, should parks be closed, as I don't see a lot of people using parks?

A: Many of the parks throughout the City were created as part of development agreements and are well used by those in neighborhoods. The City's regional parks are well-used, for example, Victory Park, Weber Point, Oak Park, etc.

Q: What is the County subsidy for Micke Grove?

A: Micke Grove golf course is located inside the gates of a "pay-per vehicle" location and co-located with other County venues. The City does not have budget information for County facilities.

Q: How does Swenson compare to Modesto & Fairfield courses? (Assuming in terms of subsidies?)

A: If these municipal golf courses are subsidized by the cities where they are located, it is a local decision or determination made based on the financial circumstances of the respective local governments.

The foundation of our bankruptcy exit plan is the City's Long-Range Financial Plan. Unlike Modesto and Fairfield, the City of Stockton has recently exited bankruptcy and will continue to operate under terms and conditions negotiated and approved by the Federal Court under the Plan of Adjustment for decades into the future.