



**City of El Segundo  
Golf Course Subcommittee Meeting  
AGENDA  
The Lakes at El Segundo  
400 South Sepulveda Boulevard  
El Segundo, CA 90245**

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The Golf Course Subcommittee can only take action upon Agenda items that have been properly posted and listed on the Agenda. Any writings or documents given to a majority of the Subcommittee regarding any matter on this agenda that the City received after issuing the agenda packet are available for public inspection in the Recreation and Parks Department office during normal business hours. Additional copies will be available at the Subcommittee meeting.

The Public may participate in the discussion of any **Item of Business** on the Agenda. Any other item of interest to the Public that is within the subject-matter jurisdiction of the Golf Course Subcommittee may be directly addressed during **Public Communications**. Before speaking to the Subcommittee, please give: your name, address and organization you represent if desired. Please respect the five (5) minute time limit.

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In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Jackie Day (310) 524-2881. Notification 48 hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**MEETING DATE:** Wednesday, October 4, 2017  
**MEETING TIME:** 11:30 a.m.  
**MEETING PLACE:** El Segundo Golf Course at The Lakes - Banquet Room  
400 S. Sepulveda Bl, El Segundo, CA 90245

**A. CALL TO ORDER** – Councilmember Mike Dugan

**B. PLEDGE OF ALLEGIANCE**

**C. ROLL CALL**

**D. PUBLIC COMMUNICATIONS** - (Related to Subcommittee business only and that is within the subject matter under the jurisdiction of the Committee – 5 minutes per person; 30 minutes total).

**E. APPROVAL OF MINUTES of the Golf Course Subcommittee meeting of June 7, 2017.**  
**Recommendation: (1) Approval; (2) alternatively, discuss and take other action related to this item.**

**F. REPORTS**

1. Lane Donovan Golf Partners will review The Lakes financial statement.

**G. UNFINISHED BUSINESS**

1. Update on TopGolf project.

**H. NEW BUSINESS**

None

**I. THE LAKES GENERAL MANAGER'S COMMENTS – Scott Morgan**

**J. RECREATION & PARKS DIRECTOR'S COMMENTS – Meredith Petit**

**K. SUBCOMMITTEE MEMBER COMMENTS**

Recreation & Parks Commissioner Alex Farfan

El Segundo Resident/El Segundo Men's Golf Club Representative John Gutt

El Segundo Resident/El Segundo Ladies Golf Club Representative Sandy Cox

Councilmember Carol Pirsztuk

Councilmember Mike Dugan

**L. PUBLIC COMMUNICATIONS**

**M. ADJOURNMENT**

NEXT MEETING: The first Wednesday of every other month, December 6, 2017 at 11:30 a.m. at The Lakes at El Segundo, 400 South Sepulveda, El Segundo, CA 90245.

**POSTED BY:** J. Day

**DATE:** 10-28-17

**TIME:** 10:00 a.m.



**City of El Segundo  
Golf Course Subcommittee  
Meeting Minutes**

**for June 7, 2017 11:30 a.m.**

**at The Lakes Golf Course & Driving Range  
400 South Sepulveda Boulevard, El Segundo, CA 90245**

**A. CALL TO ORDER** – The meeting was called to order at 11:30 a.m. by Councilmember Mike Dugan.

**B. PLEDGE OF ALLEGIANCE**

**C. ROLL CALL –**

**Present:** Sandy Cox, Lee Davis, Councilmember Mike Dugan, John Gutt

**Absent:** Councilmember Carol Pirsztuk

**Also present:**

Lane Donovan Partners: Mike Donovan, Danny Lane, Scott Morgan

City staff: Meredith Petit, Dave Davis, Jackie Day

**D. PUBLIC COMMUNICATIONS** (Related to Subcommittee business only and that is within the subject matter under the jurisdiction of the Committee – 5 minutes per person; 30 minutes total)

None

**E. APPROVAL OF MINUTES of the Golf Course Subcommittee meeting of April 5, 2017.**

MOTIONED by John Gutt and SECONDED by Lee Davis to approve the minutes of the April 5, 2017 Meeting. MOTION PASSED 4 – 0

**F. REPORTS**

Mike Donovan and Danny Lane reviewed The Lakes financial statement.

**G. UNFINISHED BUSINESS**

1. Update on TopGolf project – Meredith Petit

- Last night (6/6) City Council extended the dates for the due diligence period.
- The Environmental Report (EIR) goes before the Planning Commission tomorrow (6/8), and possibly to City Council on July 5.
- The Design Task Force meeting is next Wednesday, June 14, and two TopGolf representatives will be present. They are trying to tie up loose ends including 1) the design of the golf course, and 2) the City's relationship with TopGolf and how everybody envisions working together to maintain youth golf programs.

**H. NEW BUSINESS**

Discuss the Golf Course Subcommittee's Accomplishments and Upcoming Priorities.

Meredith Petit explained the Mayor has asked the various commissions, committees, and boards to provide periodic reports to City Council.

Discussion ensued and it was decided Meredith will prepare a draft and share it with the Subcommittee for feedback.

**I. THE LAKES GENERAL MANAGER'S COMMENTS – Scott Morgan**

Scott Morgan provided an update on activities and programs at The Lakes.

**J. RECREATION & PARKS DIRECTOR COMMENTS – Meredith Petit**

Debbie Bundy stepped down from the Recreation and Parks Commission. A Commissioner will be appointed to replace her on the Golf Course Subcommittee. Additionally, pending Commission approval, Debbie's name will be added to the Friends of Recreation and Parks Wall at Recreation Park.

**K. SUBCOMMITTEE MEMBER COMMENTS**

Lee Davis – Asked Josh Alpert what percentage of El Segundo residents are in the youth groups. Josh estimated 20%.

Sandy Cox – The Ladies Club is happy to be having their luncheon at The Lakes; they are anxious to see what is going to happen with TopGolf; they enjoy The Lakes.

John Gutt – The course is great; it's nice to see the flowers being tended to; it's a nice environment and he thinks the management company is doing a great job.

Councilmember Carol Pirsztuk – Absent

Councilmember Mike Dugan – None

**L. PUBLIC COMMUNICATIONS**

None

**M. ADJOURNMENT**

NEXT MEETING: The first Wednesday of every other month, August 2, 2017 at 11:30 a.m. at The Lakes at El Segundo, 400 South Sepulveda, El Segundo, CA 90245. The meeting was adjourned at 12:25 p.m.

**The Lakes at El Segundo Golf Course**  
**Operating Income Statement**  
**Eleven Months ended 8/31/17**  
**Fiscal Year 2016/2017**

<b>Consolidated</b>	<b>Current Month</b>	<b>Last Year</b>	<b>August 31, 2017</b>		<b>FYE Variance</b>
			<b>Current Year</b>	<b>Last Year</b>	
Revenue	\$ 179,336	\$ 221,959	\$ 1,493,386	\$ 1,684,871	\$ (191,485)
Cost of Sales	53,762	59,826	260,945	312,388	(51,443)
Gross Profit	125,574	162,133	1,232,441	1,372,483	(140,042)
Operating Expenses	108,516	124,585	1,060,066	1,097,630	(37,564)
Other Charges	36,997	42,903	312,327	331,403	(19,076)
Net Operating Income (Loss)	\$ (19,939)	\$ (5,355)	\$ (139,952)	\$ (56,550)	\$ (83,402)
<b>Driving Range</b>					
Revenue	\$ 51,446	\$ 63,145	\$ 516,130	\$ 570,464	\$ (54,334)
Operating Expenses	4,317	3,124	90,175	76,497	13,678
Net Operating Income (Loss)	\$ 47,129	\$ 60,021	\$ 425,955	\$ 493,967	\$ (68,012)
<b>Golf Course</b>					
Revenue	\$ 47,499	\$ 55,683	\$ 479,504	\$ 519,052	\$ (39,548)
Operating Expenses	31,814	39,557	302,656	324,538	(21,882)
Net Operating Income (Loss)	\$ 15,685	\$ 16,126	\$ 176,848	\$ 194,514	\$ (17,666)
<b>Food and Beverage</b>					
Revenue	\$ 22,843	\$ 43,790	\$ 241,444	\$ 284,054	\$ (42,610)
Beverage Lease	669	572	5,580	5,765	(185)
Cost of Sales	14,739	13,205	117,253	115,691	1,562
Gross Profit	8,773	31,157	129,771	174,128	(44,357)
Operating Expenses	22,573	25,691	211,787	207,555	4,232
Net Operating Income (Loss)	\$ (13,800)	\$ 5,466	\$ (82,016)	\$ (33,427)	\$ (48,589)
<b>Pro Shop</b>					
Revenue	\$ 6,515	\$ 8,406	\$ 78,187	\$ 119,220	\$ (41,033)
Cost of Sales	4,789	6,729	57,012	95,653	(38,641)
Gross Profit	1,726	1,677	21,175	23,567	(2,392)
Operating Expenses	5,021	5,920	36,377	37,981	(1,604)
Net Operating Income (Loss)	\$ (3,295)	\$ (4,243)	\$ (15,202)	\$ (14,414)	\$ (788)
<b>General and Administrative</b>					
Revenue	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Expenses	44,791	50,293	418,983	450,255	(31,272)
Net Operating Income (Loss)	\$ (44,791)	\$ (50,293)	\$ (418,983)	\$ (450,255)	\$ 31,272
<b>Lessons</b>					
Revenue	\$ 50,364	\$ 50,363	\$ 172,541	\$ 186,316	\$ (13,775)
Cost of Sales	34,234	39,892	86,680	101,044	(14,364)
Gross Profit	16,130	10,471	85,861	85,272	589
Operating Expenses	-	-	88	804	(716)
Net Operating Income (Loss)	\$ 16,130	\$ 10,471	\$ 85,773	\$ 84,468	\$ 1,305

**The Lakes at El Segundo Golf Course**  
**Financial Summary Including Other Charges**  
**Eleven Months Ended August 31, 2017**

<b><u>Consolidated</u></b>	<b><u>Current Month</u></b>	<b><u>Last Year</u></b>
<b>Other Charges</b>		
Computer Refresh Program (Recurring JE)	\$ 192	\$ 192
Equipment Replacement Charges (Recurring JE)	1,583	1,583
Insurance & Bonds (Recurring JE)	7,708	8,225
General Administrative Charges (Recurring JE)	10,850	10,850
Professional/Technical (Lane Donovan Golf Partners Inv)	8,000	8,000
Legal Council (AP, Invoices)	159	-
Right of Way Lease (AP, Invoices)	8,505	14,053
<b>Total Other Charges</b>	<b><u>\$ 36,997</u></b>	<b><u>\$ 42,903</u></b>

	<b><u>11 Months</u></b>	<b><u>11 Months</u></b>
	<b><u>Ended 8/31/2017</u></b>	<b><u>Ended 8/31/2016</u></b>
<b>Net Operating Income (Loss)</b>		
Driving Range	\$ 425,955	\$ 493,967
Golf Course	176,848	194,514
Restaurant	(82,016)	(33,427)
Pro Shop	(15,202)	(14,414)
General and Administrative	(418,983)	(450,255)
Lessons	85,773	84,468
<b>Net Operating Income (Loss)</b>	<b>172,375</b>	<b>274,853</b>
Other Charges	312,327	331,403
<b>Net Income (Loss)</b>	<b><u>\$ (139,952)</u></b>	<b><u>\$ (56,550)</u></b>

***The Lakes at El Segundo Golf Course  
Financial Summary Including Other Charges  
Eleven Months Ended August 31, 2017***

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