

MINUTES

Ad-Hoc Beaver Meadow Golf Course Clubhouse Committee
December 2, 2021

In Attendance: Mark Coen, Gregg Fournier, Barbara Jobin, NH Golf Association Representative Matt Schmidt, Director of Operations Phil Davis, Grounds & Facilities Manager Pat Lanman, Deputy City Manager Brian LeBrun, and City Manager Tom Aspell.

Excused: Chris Mulleavey and Jennifer Kretovic

Approval of Meeting Minutes: A motion was made and seconded to approve the minutes from the June 22, 2021, August 17, 2021, and September 21, 2021 meetings. The motion passed with a unanimous voice vote.

Facility Review: Deputy City Manager Brian LeBrun provided an overview of the report prepared by H.L. Turner, who conducted an assessment of the course's facility and surrounding grounds. The report suggests that it will cost approximately \$900,000 to bring the facility to ADA compliance, repair the parking lot and surrounding walkways, update the bathrooms and fix the ongoing plumbing issues. The assessment did not address needed improvements for general updates or for expanding the facility for future growth as a year round facility.

Gregg Fournier expressed that it didn't seem to make sense to invest that much money into the current clubhouse, as it doesn't solve the many issues the committee has identified, such as storage issues, restaurant space, and Pro Shop space; which will support the future needs of the golf course, now a year-round facility.

City Manager Aspell agreed that it did not make sense to spend this amount of money and have the same facility and, likely, a parking lot that would be in disrepair again in a few years without a major reconstruction to fix what is causing the heaving, cracking and general poor condition.

Deputy City Manager LeBrun mentioned that the NH Golf Association (NHGA) has expressed interest in renting space at Beaver Meadow and that the current facility will not allow for that. He noted that this rental income would help to offset the cost of the new facility.

After considerable discussion, committee members agreed that it would be in the best interest of the community and the future of the golf course to replace the existing clubhouse, in addition to making repairs to the parking lot and surrounding areas.

Mark Coen asked about next steps and a timeline. Deputy City Manager LeBrun indicated that the first step would be to submit a report to Council with the Committee's recommendation. As far as the timeline is concerned, Deputy City Manager LeBrun suggested that, if Council approves the committee's recommendation, City Administration would request that Council appropriate funds in the FY 2023 Capital Budget for design and construction in FY 2024.

Mark Coen asked NHGA Representative Matt Schmidt if the timeline suggested by Deputy City Manager LeBrun would meet the NHGA's needs and expectations, as well as how much space the NHGA would need. Mr. Schmidt indicated that the timeline is reasonable, and that they need 3,000 to 4,000 square feet, which is double the amount of space they currently have.

Barbara Jobin asked how staff would keep the building going for the next two to three years until a new clubhouse is built. Deputy City Manager LeBrun responded that staff will continue to do the minor things that need to be done to keep things operational, as they have been doing.

The committee briefly discussed the Land Water Conservation Fund (LWCF) encumbrance at Beaver Meadow and the process of removing public use land from protected status and designating land someplace else in the city for that purpose; as well as capital and operating costs associated with the project; and City Council support on investing in the course.

City Manager Aspell indicated that the LWCF issues are manageable and they have been done with a number of recreation projects and at the Concord Boys and Girls Club facility.

Action: A motion was made and seconded to do the following:

- Recommend that City Council support building a new facility to replace the existing Beaver Meadow Clubhouse, to include space for the NH Golf Association as a tenant; and to completely replace the parking and surrounding site to help Beaver Meadow continue to grow as a year-round recreational facility for the next 50 years;
- Recommend that the City Manager include funding in his proposed FY 2023 Capital Budget for design of the new clubhouse facility and sitework; and
- Recommend that the Ad Hoc Committee be maintained throughout the design phase of this project.

The motion passed with a unanimous voice vote. Deputy City Manager LeBrun indicated that the recommendations would be included in a report to Council for the December 13, 2021 City Council meeting.

Deputy City Manager LeBrun thanked committee members for their time in serving on the committee. He noted that the committee would not meet again until there is direction from the City Council.

Adjournment: A motion was made and seconded to adjourn. The motion passed with a unanimous voice vote and the meeting adjourned at 9:00 AM.