

## MINUTES

Ad-Hoc Beaver Meadow Building Committee Meeting  
November 15, 2023 - 8:00 AM  
Beaver Meadow Golf Course

**In Attendance:** Nathan Fennessy (Chair); Candace Bouchard; Mark Coen; Linda Mattlage; Chris Mulleavey; Noemi Weirwille; Geoff Lemay of Milestone Construction; Doug Proctor and Bill Hickey of The H.L. Turner Group; Phil Davis; Pat Lanman; and Brian LeBrun.

**Excused:** Jennifer Kretovic and Tom Croteau.

- 1) **Call to Order:** Chairman Fennessy opened the meeting at 8:05 AM with a quorum present.
- 2) **Approval of Meeting Minutes:** A motion was made and seconded to approve the draft minutes from the October 11, 2023 meeting. The motion passed with a unanimous voice vote. Linda Mattlage abstained from the vote as she was not present at the October meeting.
- 3) **Review Costing:** Deputy City Manager Brian LeBrun presented a cost summary for the project, as well as the tax rate impact. He indicated that the total proposed project equals \$10.8 million, with \$490,000 of this already approved by City Council for the design work.

Deputy City Manager LeBrun noted that grant funding has been researched and it was found that applying for LWCF grant funds would cost more to apply for the grant than what would be awarded, thus City Council declined authorization to apply. In addition, the golf course doesn't qualify for the CDFA community center grant funding program. He indicated we may receive a rebate from NH Saves and will know more as the project proceeds.

Deputy City Manager LeBrun indicated that, if the project is approved, construction would be scheduled to begin in September 2024 and it will take approximately 12 months to complete. He noted that if construction is delayed and doesn't start by next fall, costs will increase by approximately 10%.

Discussion ensued and the following suggestions were made by committee members:

- It will be important to communicate to Council and the public both the revenues and expenses for the new clubhouse; as well as the merit of the project and what its value will be to the community;
- It was suggested that the cost of things that will need to be addressed whether we go forward with the new clubhouse or not, like the parking lot for example, be broken out;
- It will be important to communicate that the Golf Fund will be contributing to the costs of the project; and
- It will be important to communicate that the new clubhouse will be an environmentally friendly building.
- Candace Bouchard suggested that Increased Restaurant revenue include Event revenue.

- 4) **Other:** There was a brief discussion about the future of this committee, as it has completed its mission of coming up with a plan for a new building. Nathan Fennessy commented that, until we get to the final design, the work of this committee may not be done. He indicated that City Council might want this committee's input as we go forward, should the project be approved.
- 5) **Adjournment:** With no further discussion, a motion was made and seconded to adjourn. The meeting adjourned with a unanimous voice vote at 9:29 AM.

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