

## **MINUTES**

Ad-Hoc Beaver Meadow Building Committee Meeting  
December 7, 2023 - 8:00 AM  
Beaver Meadow Golf Course

**In Attendance:** Jennifer Kretovic (Acting Chair); Candace Bouchard; Mark Coen; Tom Croteau; Linda Mattlage; Noemi Weirwille; Phil Davis; Pat Lanman; and Brian LeBrun.

**Excused:** Nathan Fennessy and Chris Mulleavey.

- 1) **Call to Order:** Acting Chair Kretovic opened the meeting at 8:00 AM with a quorum present.
- 2) **Approval of Meeting Minutes:** A motion was made and seconded to approve the draft minutes from the November 15, 2023 meeting. The motion passed with a unanimous voice vote. Jennifer Kretovic abstained from the vote as she was not present at the November meeting.
- 3) **Review Presentation to City Council:** Deputy City Manager Brian LeBrun shared the presentation he will be giving to City Council regarding the proposed Beaver Meadow Golf Course Clubhouse. The presentation included the proposed design, goals, costs, a breakdown of the project, the tax rate impact, the pro forma, and the timeline.

Mark Coen noted that the increased parking that is proposed will take pressure off customers parking on the street and also provides an opportunity to repair the current drainage issues.

Mark Coen asked for clarification that the golf course revenue will be paying for about 40% of the bond, and that taxpayers wouldn't be paying for 100% of the bond. Deputy City Manager LeBrun confirmed that the Golf Fund will pay a portion of the bond and said the Golf Fund will also pay all of the operating costs of the new clubhouse. He indicated that General Fund support will be for a portion of the debt service.

Tom Croteau asked for clarification as to what will be available for citizens during the winter. Deputy City Manager LeBrun indicated that the clubhouse and restaurant will be open all winter for cross country skiers, skaters, and simulator users.

Councilor Bouchard noted that the single-story building provides easier access for skiers, and the driveway will be large enough to accommodate school buses.

Councilor Kretovic asked if we expect to see a decrease in Pro Shop sales while we are operating out of trailers during construction. Deputy City Manager LeBrun indicated that there may be some impact, but he doesn't expect a huge impact.

Councilor Kretovic noted that there will be a public hearing on the clubhouse at the next City Council Meeting, which will take place on Monday, December 11, 2023, at 7:00 PM.

- 4) **Adjournment:** With no further discussion, a motion was made and seconded to adjourn. The meeting adjourned with a unanimous voice vote at 8:53 AM.