

## MINUTES

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

**In Attendance:** Jennifer Kretovic (Acting Chair); Chris Mulleavey; Mark Coen; Linda Mattlage; Tom Croteau; Noemi Weirwille; Matt Schmidt of the NH Golf Association; Frank Lemay, Jeff Lemay and Brian Gehris of Milestone Construction; Andrew Weaver of Weaver & Associates Architects; Doug Proctor of The H.L. Turner Group; Phil Davis, Pat Lanman, and Brian LeBrun.

**Excused:** Nathan Fennessy and Candace Bouchard.

- 1) **Approval of Meeting Minutes:** A motion was made and seconded to approve the draft minutes from the January 11, 2023 meeting. The motion passed with a unanimous voice vote.
- 2) **Introduction of Design Team, Construction Manager, and NH Golf Association:** Frank Lemay, Jeff Lemay and Brian Gehris of Milestone Construction; Doug Proctor of The H.L. Turner Group; Andrew Weaver of Weaver & Associates Architects (sub-contractor of H.L. Turner); and Matt Schmidt of the NH Golf Association introduced themselves.

The H.L. Turner Group was selected to work with the City on designing the new clubhouse; and Milestone Construction as the Construction Manager. The NH Golf Association is interested in leasing space in the new clubhouse.

Doug Proctor indicated that, in addition to having a building architect, they also have a landscape architect. He noted that Weaver & Associates did work on the Concord Country Club and the Lake Sunapee Country Club.

Jeff Lemay indicated that Milestone Construction is very excited to be part of this project. He noted that Milestone has done a lot of work with the City. He noted that they also did work on Concord Country Club and that Brian Gehris is very savvy with clubhouse design.

Matt Schmidt of the NH Golf Association said that the NHGA is in full support of the project and that Beaver Meadow is where they want their offices to reside.

- 3) **Discussion:** General discussion took place regarding the design and timeline. Mark Coen asked if it is more efficient and less costly to build two floors, rather than have the whole clubhouse be on one floor. The response was that it would save on site work and would allow for more space to be added without making a larger footprint. It will be something to consider.

Jennifer Kretovic noted that the committee has been charged with taking a “green” approach. Doug Proctor indicated that they would be looking at the mechanical systems, the fuel system for heat, and considering geothermal or solar. Brian LeBrun indicated that the majority of our golf carts are electric, and that staff is moving towards electric for its maintenance equipment. He added that anything we can do to generate electricity ourselves is to our advantage.

Mark Coen asked about the timeline; specifically, if we were to try and start in October and work through the winter would the clubhouse be done the following April. Frank Lemay indicated that it is not realistic to start in October and expect to be done the following April, especially considering supply chain issues for materials. Brian LeBrun noted that we also have to get design approval from the Land & Water Conservation Fund (LWCF) before we can begin construction, since the entire golf course is under a LWCF easement. It was noted that we have a tentative schedule, but that it is too soon in the process to put a hard date on completion.

There was discussion about having more storage space in the new building for users to store golf and/or cross-country skiing equipment.

Noemi Weirwille suggested that we consider people who don't currently use the golf course - but would like to – and what they would need. She also noted that she would like to see us be able to rent skis to the public and said it would be great if, someday, Beaver Meadow had snow making capabilities. Jennifer Kretovic noted that Ski the Beav's next fundraising goal is for snow making equipment.

Andrew Weaver noted the importance of considering what the course will need for dining, i.e., dining space, kitchen space, etc.; as that is a big part of space consideration.

**4) Next Steps:** The next step is for H.L. Turner to facilitate a meeting for public outreach and input; preferably on a Saturday. It was suggested that rather than holding a meeting at the golf course, where space is limited, that we consider holding it at the Citywide Community Center or the City Auditorium. Brian LeBrun will look into the availability of the community center and will provide H.L. Turner with a date, around the end of March/early April. He indicated that the City's Public Information Officer will help with public outreach.

**5) Public Input:**

- Concord resident Stacey Brown asked if this group would be doing any fundraising and/or applying for any grant funding for this project. Jennifer Kretovic indicated that this group is not charged with fundraising. Brian LeBrun stated that we may be eligible for some LWCF funds, or possibly some energy-related grant funds.

Ms. Brown noted that there is \$4.5 million in the CIP allocated for this project and wanted to know how that figure was arrived at, considering a design has not yet been developed. Brian LeBrun indicated that the amount that was projected for the FY 2024 CIP is \$4.5 million, which was a budgetary estimate that did not have a design or pricing attached to it.

- Roger Jobin, member of the Golf Course Advisory Committee, suggested it would make sense for this group to prepare a list of the things we know the clubhouse will need, prior to the public meeting.

**6) Adjournment:** A motion was made and seconded, and the meeting adjourned with a unanimous voice vote at 8:53 AM.