

**Bonenfant, Janice**

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**From:** Robert Kiefner <rskiefner@gmail.com>  
**Sent:** Monday, December 4, 2023 2:09 PM  
**To:** BYRON CHAMPLIN; \* City Clerk; Bonenfant, Janice  
**Subject:** Beaver Meadow Clubhouse

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To the City Clerk,Concord,NH

Kindly make this note available to the Mayor and City Councilors prior to Public Hearing on Beaver Meadow Clubhouse.

Dear Mayor Bouley and Concord City Councilors,

First, and foremost, thank you all for your service to our fair city.

The issue of the Beaver Meadow Clubhouse, renovate v. replace, has certainly captured public attention in line with renewed public interest in local government.

The Beaver Meadow golf course is a great community asset and certainly a draw to our city as we look to attract new businesses. That said, I have not been able to comprehend the need for a \$10 million clubhouse replacement when less costly options have not been fully explored,or the reasons for their dismissals explained to the public.. I watched a recording of the last council meeting in which Deputy City Manager Brian Lebrun (looking dashing by the way in his Callaway golf shirt)almost casually mentioned the doubling of the proposed cost while speaking to the urgency of proceeding,lest the cost increase by \$1 million per year of delay.

I would ask the Council to delay the vote authorizing the funding of the Clubhouse into next year,so that there can be more of a community consensus and better comprehension of the rationale for this considerable expenditure.

Again, many thanks for your dedication to Concord,and best wishes for a happy holiday season.

Robert S. Kiefner,MD

**Bonenfant, Janice**

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**From:** akribos@myfairpoint.net  
**Sent:** Monday, December 4, 2023 12:40 PM  
**To:** \* City Clerk; Bonenfant, Janice; Brown, Stacey  
**Subject:** Petition concerning Beaver Meadow Clubhouse  
**Attachments:** Petition Comments 2023.12.04.pdf; Petition Names 2023.12.04.pdf; Public Presentation and Input on the Beaver Meadow Clubhouse Project.pdf

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

Dear City Clerk,

Please send the attached PDFs (1) petition names, (2) petition comments, (3) petition text to the entire City Council, and please include them in the public record. Please publish the attached PDFs now, but note also that I will send an update on the petition on Monday morning, December 11, 2023 before noon.

Many thanks,  
Robert Maccini

94 School Street  
Concord, NH 03301  
603-724-9645

Name	City	State	Postal C	Comment/Comment
Rebecca Maccini	Concord	NH	03301	11/22/23 "I believe it is very important that the residents of Concord get much more information about the project for Beaver Meadow and that there is much more transparency so people can be good decisions."
Marcia Blackman	Concord	NH	03303	11/23/23 "I live in Ward 2 and we deserve transparency with all the development being forced upon us."
Mel Hinebauch	Concord	NH	03301	11/23/23 "Transparency is paramount. In addition, there are many other tax payer funded projects that should take priority over the golf clubhouse. The fancy, expensive new golf clubhouse is a WANT, not a NEED."
Timothy Gamble	Sanbornton	NH	03269	11/25/23 "The golf club is going about this the wrong way. Non residents should have to pay extra, it puts a burden on the tax payers of concord. They will get there way!! Because they are the Elitelli!"
Charles Jennison	Lee	NH	03861	11/25/23 "The fact that decisions are being made outside the proper channels should alert taxpayers that lack of transparency exists, and that their input is not being considered."
Jennifer Beaudoin	Concord	NH	03303	11/26/23 "As a taxpayer I would prefer my tax dollars went towards the school programs, housing and food programs"
Robin Natshi	Concord	NH	03301	11/26/23 "Our dollars are better spent on affordable housing and other similar issues."
Kevin Corson	Concord	NH	03301	11/26/23 "I don't play golf. Or don't golf. Whichever, I don't do."
Yusuf Bilily	Concord	NH	03301	11/26/23 "N/A"
sarah hayes	bronx	NY	10463	11/27/23 "100 million???"
Rachelle e	Acworth	NH	03601	11/27/23 "Ward 4"
Brigid McNamee	Concord	NH	03303	11/27/23 "How about spending some money for affordable housing instead of 10.3 million on a new clubhouse!"
Donna Lannan	Concord	NH	03301-2	11/27/23 "So many other expenses the city must address first like affordable housing and teacher fire and police department salary improvements"
matt hoban	Concord	NH	03301	11/28/23 "After city council inevitably ignores the will of concord residents to build this pet project, I hope they choose to call the new clubhouse "Bouley's Boondoggle"."
Matthew St Onge	Concord	NH	03301	11/30/23 "We all need to work together to make good decisions instead of this winning and losing paradigm"
Tom Boisvert	Annapolis	MD	21401	12/4/23 "Because I agree"
Deborah Bruss	Concord	NH	03301-2	12/4/23 "Too many home owners in Concord can't afford a tax increase that benefits only a small percentage of its residents."

Public Presentation and Input on the Beaver Meadow Clubhouse Project

<b>Name</b>	<b>City</b>	<b>State</b>	<b>Postal Code</b>	<b>Signed On</b>
<b>Robert Maccini</b>	Concord	NH	03301	2023-11-22
<b>Rebecca Maccini</b>	Concord	NH	03301	2023-11-22
<b>Carisa Corrow</b>	Penacook	NH	03303	2023-11-22
<b>Frank Fucci</b>	Concord	NH	03303	2023-11-23
<b>Susan Fucci</b>	Concord	NH	03303	2023-11-23
<b>Heidi Crumrine</b>	Concord	NH	03301	2023-11-23
<b>Colin Widhu</b>	Concord	NH	03301	2023-11-23
<b>Ashley Ponce</b>	Concord	NH	03301	2023-11-23
<b>Jeff Seavey</b>	Concord	NH	03303	2023-11-23
<b>Brian McKeon</b>	Concord	NH	03301	2023-11-23
<b>Larry Colby</b>	Concord	NH	03301	2023-11-23
<b>Jason Duffy</b>	Concord	NH	03301	2023-11-23
<b>Lisa Lienhart</b>	Concord	NH	03303	2023-11-23
<b>Michael Mercier</b>	Concord	NH	03301	2023-11-23
<b>Mel Hinebauch</b>	Concord	NH	03301	2023-11-23
<b>Fisto Ndayishimiye</b>	Concord	NH	03303	2023-11-23
<b>Sarah Sweet</b>	Concord	NH	03301	2023-11-23
<b>Laura Foote</b>	Concord		03301	2023-11-24
<b>Jenn Chase</b>	Concord	NH	03301	2023-11-24
<b>Adam Goodwin</b>	Concord	NH	03301	2023-11-24
<b>Melissa West</b>	Concord	NH	03301	2023-11-24
<b>Paula Lyons</b>	Concord	NH	03301	2023-11-24
<b>Michael Lyons</b>	Concord	NH	03301	2023-11-24
<b>charles a. russell</b>	Concord	NH	03302-2124	2023-11-24
<b>David Jobin</b>	Concord	NH	03301	2023-11-24
<b>Paul Markillie</b>	Grand Blanc Township		48439	2023-11-24
<b>Kate West</b>	Concord	NH	03301	2023-11-24
<b>Matt Turant</b>	Concord	NH	03301	2023-11-24
<b>Ellen Groh</b>	Concord	NH	03301	2023-11-24
<b>Donna Lannan</b>	Concord	NH	03301-3014	2023-11-24

<b>THOMAS KOLLING</b>	Concord	NH	03301	2023-11-24
<b>Timothy Gamble</b>	Sanbornton	NH	03269	2023-11-24
<b>Deb Levesque</b>	Chichester	NH	03258	2023-11-25
<b>Jojo Clark</b>	Southaven		38671	2023-11-25
<b>Susan Sherrouse</b>	Concord	NH	03301	2023-11-25
<b>Thomas Coffman</b>	Concord	NH	03301	2023-11-25
<b>Kevin Porter</b>	Concord	NH	03301	2023-11-25
<b>Vanita Jain</b>	Concord	NH	03301	2023-11-25
<b>Io Pike</b>	Concord	NH	03301	2023-11-25
<b>Kavita Jain</b>	Concord	NH	03301	2023-11-25
<b>Lisa Noordergraaf</b>	Concord	NH	03301	2023-11-25
<b>Susan Traversy</b>	Concord	NH	03301	2023-11-25
<b>Jock Irvine</b>	Concord	NH	03301	2023-11-25
<b>aaron brock</b>	HOWELL		48843	2023-11-25
<b>Kelsey Wynn</b>	New Boston	NH	03070	2023-11-25
<b>Neptune Dave Macalalad</b>				2023-11-25
<b>Dan Williams</b>	Concord	NH	03301	2023-11-25
<b>Erika Rikhiram</b>	Clermont		34711	2023-11-25
<b>Sadie Neal</b>	Fort Wayne		46825	2023-11-25
<b>Charles Jennison</b>	Lee	NH	03861	2023-11-25
<b>Connor Sperrn</b>	Concord	NH	03301	2023-11-26
<b>Jessica Livingston</b>	Concord	NH	03301	2023-11-26
<b>Rose Lanier</b>	Concord (Ward 10)	NH	03301	2023-11-26
<b>Paden Livingston</b>	Concord	NH	03301	2023-11-26
<b>Kimberly Beers</b>	Concord	NH	03301	2023-11-26
<b>Brian Roff</b>	Concord	NH	03301	2023-11-26
<b>nealey daniels</b>	Femandina Beach		32034	2023-11-26
<b>Pam Peterson</b>	Concord	NH	03301	2023-11-26
<b>Pam Shephard</b>	Concord	NH	03301	2023-11-26
<b>Steven Winnett</b>	Concord	NH	03301	2023-11-26
<b>Steven Kidder</b>	Concord	NH	03301	2023-11-26
<b>Laurel Keefe</b>	Salem	NH	03079	2023-11-26

<b>Elizabeth Lahey</b>	Concord	NH	03301	2023-11-26
<b>Shira Nafshi</b>	Concord	NH	03302	2023-11-26
<b>Donna Palley</b>	Providence	RI	02904	2023-11-26
<b>Jennifer Beaudoin</b>	Concord	NH	03303	2023-11-26
<b>Cathy Furlong</b>	Concord	NH	03301	2023-11-26
<b>Robin Nafshi</b>	Concord	NH	03301	2023-11-26
<b>Marc Normandin</b>	Concord	NH	03301	2023-11-26
<b>Catherine Ruddy</b>	Concord	NH	03301	2023-11-26
<b>Norman Kinsler, PsyD</b>	Concord	NH	03301	2023-11-26
<b>Journee LaFond</b>	Concord	NH	03301	2023-11-26
<b>Jessica Mccoy</b>	Concord	NH	03301	2023-11-26
<b>Leon Smith</b>	San Antonio		78253	2023-11-26
<b>Sara Weinberg</b>	Concord	NH	03301	2023-11-26
<b>Leigh Levine</b>	Concord	NH	03301	2023-11-26
<b>Benjamin Hunsaker</b>	Concord	NH	03301	2023-11-26
<b>Bouzned Djabelarbi</b>	Concord	NH	03304	2023-11-26
<b>Sonja Pennington</b>				2023-11-26
<b>Kevin Corson</b>	Concord	NH	03301	2023-11-26
<b>Isabel Mary Malan</b>	Sutton		03273	2023-11-26
<b>Atta Khan</b>	Concord	NH	03301	2023-11-26
<b>Hassan Salif</b>	Springfield	VT	05156	2023-11-26
<b>Debra Wertz</b>	Miami	FL	33162	2023-11-26
<b>Liza Poinier</b>	Concord	NH	03301	2023-11-26
<b>Yusuf Bility</b>	Concord		03301	2023-11-26
<b>Muhamed Donzo</b>	Boston	MA	02113	2023-11-26
<b>Anne Diefendorf</b>	Portland	OR	97212	2023-11-26
<b>Camryn Radford</b>	Clayton	NC	27520	2023-11-27
<b>Danielle Hilstro</b>	Concord	NH	03301	2023-11-27
<b>Peter Venne</b>	Concord	NH	03301	2023-11-27
<b>Peace in Sudan</b>		NJ		2023-11-27
<b>Fatawu Issah</b>	Concord	NH	03301	2023-11-27
<b>Bob Diefendorf</b>	Portland	OR	97212	2023-11-27

<b>Andru Volinsky</b>	Concord	NH	03301	2023-11-27
<b>daniel habib</b>	Concord	NH	03301	2023-11-27
<b>Richella Simard</b>	Salem	NH	03079	2023-11-27
<b>jody ross</b>	jonestown		17038	2023-11-27
<b>Sally Hirsh-Dickinson</b>	Concord	NH	03301	2023-11-27
<b>Jill Spencer</b>	Concord	NH	03301	2023-11-27
<b>Gina Frey</b>	Amherst	NH	03031	2023-11-27
<b>Steven Scudder</b>	Concord	NH	03301	2023-11-27
<b>Amanda Blanchard</b>	Concord	NH	03301	2023-11-27
<b>brenda schmieder</b>	Concord	NH	03301	2023-11-27
<b>Levesque Cheryl</b>	Concord	NH	03301	2023-11-27
<b>Ahni Malachi</b>	Concord	NH	03301	2023-11-27
<b>Louise Hayes-Snow</b>	Concord	NH	03301	2023-11-27
<b>sarah hayes</b>	bronx	NY	10463	2023-11-27
<b>Erin Stewart</b>	Concord	NH	03301	2023-11-27
<b>Laura Knoy</b>	Concord	NH	03301	2023-11-27
<b>Jeff Fetter</b>	Concord	NH	03301	2023-11-27
<b>Wheeler Russell Jessica</b>	Penacook	NH	03303	2023-11-27
<b>Michael Sheehan</b>	Concord	NH	03301	2023-11-27
<b>Cathy Briere</b>	Concord	NH	03301	2023-11-27
<b>Christine Kidder</b>	Wolfeboro	NH	03894	2023-11-27
<b>Rachael Smith</b>	Concord	NH	03301	2023-11-27
<b>Maria Petagna</b>	Concord	NH	03301	2023-11-27
<b>Betsy McNamara</b>	Concord - Ward 3	NH	03301	2023-11-27
<b>Rachelle e</b>	Acworth	NH	03601	2023-11-27
<b>Nicolette Gala Grano</b>	Concord	NH	03301	2023-11-27
<b>Colin Copley</b>	Gilsum	NH	03448	2023-11-27
<b>Jennifer King</b>	Concord	NH	03301	2023-11-27
<b>Lisa Beaudoin</b>	Concord	NH	03301	2023-11-27
<b>Michele Kirschbaum</b>	Concord	NH	03301	2023-11-27
<b>Brigid McNamee</b>	Concord	NH	03303	2023-11-27
<b>Jason Massa</b>	Concord	NH	03301	2023-11-27

<b>Laura Bailey</b>	Bow	NH	03304	2023-11-27
<b>Jill Longval</b>	Concord	NH	03301	2023-11-28
<b>Kerrie Diers</b>	Concord	NH	03301	2023-11-28
<b>Catherine Landry</b>	Concord	NH	03301	2023-11-28
<b>Carrie Robinson</b>	Concord	NH	03301	2023-11-28
<b>William Smith</b>	Concord	NH	03301	2023-11-28
<b>Mary Lou Paquette</b>	Concord, Ward 9	NH	03301	2023-11-28
<b>William Gamache</b>	Concord	NH	03301	2023-11-28
<b>Patrick Lang</b>	Concord	NH	03301	2023-11-28
<b>Bruce Calkins</b>	Concord	NH	03301	2023-11-28
<b>Stephanie Parkinson</b>	Concord	NH	03301	2023-11-28
<b>Stephen Fox</b>	Concord	NH	03301	2023-11-28
<b>Andrew Lane</b>	Concord	NH	03301	2023-11-28
<b>matt hoban</b>	Concord	NH	03301	2023-11-28
<b>Rebecca Farver</b>	Concord	NH	03301	2023-11-28
<b>luna soy sauce</b>				2023-11-28
<b>Shawn LaFrance</b>	Concord	NH	03301	2023-11-28
<b>Eric Levesque</b>	Manchester	NH	03109	2023-11-28
<b>Edward Smith</b>	Bow	NH	03304	2023-11-28
<b>Jon Uhouse</b>	Bow	NH	03301	2023-11-28
<b>Betsy Black</b>	Concord	NH	03301	2023-11-28
<b>Alice Kinsler</b>	Concord	NH	03301	2023-11-28
<b>Peter Roth</b>	Syracuse	NY	13203	2023-11-28
<b>Douglas Finney</b>	Concord	NH	03301	2023-11-28
<b>Donna and John Cassidy</b>	Concord	NH	00303	2023-11-28
<b>Ron King</b>	Concord	NH	03301	2023-11-28
<b>Mary Mcgilvray</b>	Derry	NH	03038	2023-11-28
<b>Neelam Jain</b>	Concord	NH	03301	2023-11-28
<b>Jeanette Toledo</b>	New York		10001	2023-11-28
<b>David Jodoin</b>	Concord	NH	03301	2023-11-29
<b>Carey Hagen</b>	Concord	NH	03301	2023-11-29
<b>Euchariah Castellanetani</b>	Early		94558	2023-11-29



<b>Chelsie Araiza</b>	Laredo		78040	2023-11-29
<b>Abigail Charbeneau</b>	Boston	MA	02116	2023-11-29
<b>Daniel brady</b>	Concord	NH	03301	2023-11-29
<b>Hilary Miskoe</b>	Concord	NH	03301	2023-11-29
<b>Barbara Heggie</b>	Concord	NH	03301	2023-11-29
<b>Susan M Goodman</b>	Concord	NH	03301	2023-11-29
<b>Frank Muller</b>	Concord	NH	03301	2023-11-29
<b>Cory Richardson</b>	Concord	NH	03301	2023-11-29
<b>Philip Ramsden</b>	Concord	NH	03303	2023-11-29
<b>John Jordan</b>	Concord	NH	03303	2023-11-29
<b>Lisa Dunn</b>	Concord	NH	03303	2023-11-29
<b>Missy Martinson</b>	Concord	NH	03301	2023-11-29
<b>Allan Herschlag</b>	Concord	NH	03303	2023-11-29
<b>Beth Witham ward 10</b>	Concord	NH	03301	2023-11-29
<b>Amber ray</b>	Lebanon		24266	2023-11-29
<b>Veronica Rocha</b>	Palm Desert		92260	2023-11-29
<b>Juli Hincks</b>	Concord	ME	03301	2023-11-29
<b>Roland Berube</b>	Concord	NH	03301	2023-11-29
<b>Scott Solsky</b>	Concord	NH	03301	2023-11-30
<b>Matthew St Onge</b>	Concord	NH	03301	2023-11-30
<b>Kalamoh Donzo</b>	Boston	MA	02116	2023-11-30
<b>Rachel Kelly</b>	Concord	NH	03303	2023-11-30
<b>carol breault</b>	Concord	NH	03301	2023-11-30
<b>Jebediah Schell</b>	New Haven		46774	2023-11-30
<b>Corey Belobrow</b>	Concord	NH	03301	2023-11-30
<b>Lori Grandmont</b>	Concord		03301	2023-11-30
<b>fredric gurney</b>				2023-11-30
<b>Joshua Curphey</b>	Peterborough		PE7	2023-12-01
<b>Joseph De Feo</b>	Yonkers		10704	2023-12-01
<b>A.I. Jackson</b>	Cambridge	MA	02140	2023-12-01
<b>Marianne McCall</b>	Concord	NH	03301	2023-12-01
<b>Jennifer Roff</b>	Concord	NH	03301	2023-12-01

<b>Roy Schweiker</b>	Concord	NH	03301	2023-12-01
<b>Doug Magee</b>	Concord	NH	03301	2023-12-01
<b>Deborah Dearborn</b>	Concord	NH	03301	2023-12-02
<b>April Stoddard</b>	Concord	NH	03301	2023-12-02
<b>Robert Charron</b>	Concord	NH	03303-1703	2023-12-02
<b>William Faulkner</b>	Concord	NH	03301	2023-12-02
<b>Teresa Gladstone</b>	Concord Ward 9	NH	03301	2023-12-02
<b>Martha Wells</b>	Concord	NH	03301	2023-12-02
<b>ROBERT WASHBURN</b>	East Hampstead	NH	03826	2023-12-02
<b>Jeff Follansbee</b>	Concord	NH	03301	2023-12-02
<b>cynthia rainie</b>	Concord	NH	03301	2023-12-02
<b>Anne Hartshorn</b>	Concord	NH	03301	2023-12-02
<b>Gary Baker</b>	Worthville		40098	2023-12-03
<b>Paul Lloyd</b>	Concord	NH	03301	2023-12-03
<b>Vanessa Beauchesne</b>	Concord	NH	03301	2023-12-03
<b>Sarah Cusson</b>	Concord	NH	03301	2023-12-03
<b>Jeffrey Cusson</b>	Concord	NH	03301	2023-12-03
<b>Vanessa Remillard</b>	Concord	NH	03301	2023-12-03
<b>Della Flanagan</b>	Derry	NH	03038	2023-12-03
<b>Carolyn MacLeod</b>	Concord	NH	03301	2023-12-03
<b>Kawino Bowad</b>	idaho city		83646	2023-12-03
<b>Kathleen Rooney</b>	Concord	NH	03301	2023-12-03
<b>Sara Lewko</b>	Concord	NH	03301	2023-12-03
<b>KathLeen Whitney-Heuss</b>	Ward 10, Concord	NH	03301	2023-12-03
<b>Melinda Harrison</b>	Candia	NH	03034	2023-12-03
<b>James Lewko</b>	Concord	NH	03301	2023-12-03
<b>Ally Lewko</b>	Concord	NH	03301	2023-12-03
<b>Gina Zaneri</b>	Concord	NH	03301	2023-12-03
<b>Catherine Kaplan</b>	Concord	NH	03301	2023-12-03
<b>DANIEL KAPLAN</b>	Concord	NH	03301	2023-12-03
<b>Deborah de Peyster</b>	Hudson	NH	03051	2023-12-04
<b>Jim Morris</b>	Concord (Ward 5)	NH	03301	2023-12-04

<b>Jennifer Rein</b>	Concord	NH	03301	2023-12-04
<b>James Mikesell</b>	Concord	NH	03301	2023-12-04
<b>Tom Boisvert</b>	Annapolis	MD	21401	2023-12-04
<b>Deborah Bruss</b>	Concord	NH	03301-2349	2023-12-04
<b>Claudia Rein</b>	Weare	NH	03281	2023-12-04
<b>Joe Spain</b>	Concord	NH	03301	2023-12-04
<b>Bonnie Mcnutt</b>	Concord	NH	03301	2023-12-04
<b>Preston Pardy</b>	Concord	NH	03301	2023-12-04
<b>Thomas ROEDEL</b>	concord	NH	03301	2023-12-04
<b>judith eliasberg</b>	Pittsburg	NH	03592	2023-12-04
<b>Susan de Nesnera</b>	Concord	NH	03301	2023-12-04

# **Public Presentation and Input on the Beaver Meadow Clubhouse Project**

In December the city council of Concord is planning to vote on allocating \$10.3 million for the construction of a new clubhouse at Beaver Meadow. This decision has been made without proper public consultation or transparency. We believe that taxpayers have a right to understand how their money is being spent and should be allowed to provide input on such a significant expenditure.

The 2021 H. L. Turner Facility Assessment Report, funded by taxpayer dollars, has not been publicly presented or discussed with the residents of Concord. This report contains crucial information about the state of the Beaver Meadow clubhouse and should be shared openly before any decisions are made.

**We call upon the city officials of Concord to organize a public presentation of this report and receive community feedback before proceeding any further with the proposed clubhouse project. Transparency in government spending of public tax dollars is essential for maintaining trust within our community.**

**Bonenfant, Janice**

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**From:** Kimberly Wheeler <kwheeler723@yahoo.com>  
**Sent:** Sunday, December 3, 2023 8:00 PM  
**To:** \* City Clerk  
**Subject:** Beaver Meadow Clubhouse

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

December 3, 2023

Dear Council and Council Elect,

This letter comes to endorse my full support for the construction of a new clubhouse at Beaver Meadow Golf Course.

Beaver Meadow has been a part of Concord's history for the last 125+ years. It has evolved from a nine hole course, to an eighteen hole course, to an establishment that has become a year round facility not only for golf, but skating and cross country skiing. It has developed into an organization that supports many nonprofits and community fundraisers for the old and young alike. With all due respect, the Council needs to expand its vision to recognize Beaver Meadow's evolution. You aren't just building a new clubhouse for golfers, you are building a new facility to encompass the vast array of recreational and social needs for both the people of Concord and the many visitors it plays host to.

In 1968, the second clubhouse was built because the original clubhouse was no longer functional to serve its members. The early building was heated by a fireplace - its floors were rotting out - the plumbing and electrical systems were unsafe. I remember the old clubhouse well and was eleven years old when it was built. Chet Wheeler is my Dad, and I spent many a day there as a child. Today, this 1968 clubhouse is in similar disarray and it is time for something to be done. Yes, I am a golfer. Yes, I am a skater and cross country skier, so I am fully aware of the condition of this facility. The ladies bathroom is deplorable and the overall condition of the building is a dreadful eyesore.

Beaver Meadow is a historical site and the City of Concord should take pride in its rich history.

Please consider voting YES to construct a new Beaver Meadow clubhouse, a gathering place to benefit the people of Concord, NH.

Thank you.

Kimberly Wheeler

December 3, 2023

Dear Mayor Bouley, City Manager Aspell, City Clerk Bonenfant, and City Councilors:

The new Beaver Meadow clubhouse proposal is a flagrant misuse of taxpayer money at a time when taxpayers are going to be hit hard with three NEEDS that will increase property taxes: (1) the \$4+ million dollar police station, (2) the \$175+ million new middle school, and (3) the latest ruling by the courts that the State's education funding is still inadequate. It is irresponsible spending on a WANT that only a small portion of the city's population will benefit from.

The lack of transparency throughout this process is a red flag. At the December 12, 2022 meeting where the Ad Hoc Beaver Meadow Golf Course Building Committee member selection was discussed and subsequently established, Councilor Keach commented:

"And the goal of this committee is to, as Councilor Fennessey stated is to get an RFQ, get out there. None of this, it's not like they're going to come back with a building that's already started to be built, correct? There's a process you go through, there's a whole... so everyone should feel comfortable that this isn't giving carte blanche to a committee to go out and build a big house on the golf course." (3:18:40-3:19:12)

Well Mr. Keach, this is exactly what happened. Shame on you! Shame on you all! The ad hoc committee has "Building" in its name. They, as was intended of them from get go, jumped right into the planning and design phase. It's taken over 10 years to get to that stage for a new middle school, yet somehow this project was able to get fast-tracked five years ahead of schedule.

As an abutting property owner to Beaver Meadow Golf Course, I have attempted to voice my concerns on the proposal. Unfortunately, there actually has not even been a public forum scheduled where the community could give its opinion, part of the process per the Rules of Council (Section 4). A meeting was held earlier this year at the Community Center on the Heights, but the purpose was to get input into what should/could be available at the new clubhouse not whether the public was in favor of the proposal. A second meeting, held in August at the golf course, was to share the ad hoc committees design plans for the facility, but again was not looking for community input on whether or not this project should be pursued. Questions about the impact on current water, sewer, and traffic could not be answered as no formal studies have actually been done. At the closing of the August meeting, Councilor Fennessey stated multiple times that there would be a public forum once the finalized plan was presented to the City Council (minute 59:10-59:46). From the get go, this project has not been open for public discussion, rather pitched as a done deal on the dime of taxpayers.

No one has been able to answer questions about the additional demand on the water and sewer system in the neighborhood, especially considering there are also 16 new houses going in across Sewalls Falls Road from the entrance to the golf course. No one has answered what toll the increased traffic and trash will do to our neighborhood. No one has answered how many citizens of the City of Concord are members at Beaver Meadow, use the golf course, or will actually benefit from this new facility. I have walked many times through that parking lot and observed mostly out-of-state license plates. The concept of having non-residents pay more for a membership was recently shot down. We charge more at the town pools, why not at the golf course? The proposed new facility is now being touted as a "community center for the north end." As out-of-town golfers do not have to pay more for a

membership, I would hope there will not be a higher fee for the non-golfing community to rent or use the facilities. Additionally, the fact that the same company was hired to estimate the repairs on the current facility as well as design the new facility would appear to be a conflict of interest.

The City's priorities under outgoing Mayor Bouley, Mayor-elect Champlin and at least five city councilors, my Ward 3 councilor Jennifer Kretovic included, are not in touch with the constituents they represent. There are much more pressing issues our tax dollars should be used for that will benefit a larger percentage of the citizens of Concord. The roads are crumbling and the infrastructure beneath it is outdated. These two things need to be addressed in order to handle the added demand that will be created by the 3000 +/- new housing developments passed/planned/proposed all over the city. Also being sidelined is the added pressure these housing projects will have on our already stressed essential services and our schools. This Council recently had a difficult time appropriating half a million dollars for police retention (10/10/2023 meeting, minutes 46:35-1:04) but has no trouble approving \$10+ million for a new golf course clubhouse when the existing facility could be repaired for 1/10<sup>th</sup> of this price tag. I read in the ad hoc committee's draft 11/15/2023 minutes that the Golf Fund will be used to offset some of the cost of this project. One could question the feasibility of this, when the budget numbers for 2024 show the golf course's net income for next year estimated to be \$1,000? How does this value drop so significantly from the projected \$160+ thousand net income in 2023?

The citizens of Concord spoke loud and clear at the most recent elections. Out with those who do not represent us; in with those who will have their constituents best interests at heart. If the current clubhouse is in such a state of disrepair, it's because of mismanagement. Any homeowner knows, money needs to be budgeted for repairs and maintenance throughout the life of the investment. I was able to find that \$20+ thousand has been in the annual budget for quite a few years now under this line item, exactly what is that used for? One could safely surmise it is not spent on the repairs and maintenance of the building.

I'd like to say I am surprised at the push to get this project passed, but I am not. This project has lacked transparency from the beginning. Public interest is being discounted in the interest of golfers, now there's a priority!

I implore you to vote against this project, continue discussions around the opportunity cost, and use taxpayer money more responsibly.

Sincerely,

Danielle Hilstro  
Ward 3

## **Bonenfant, Janice**

---

**From:** Karen Broth <50fullerst@gmail.com>  
**Sent:** Friday, December 1, 2023 5:10 PM  
**To:** \* City Clerk  
**Subject:** Please forward to City Council for the record

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

In regards to the investment in the Beaver Meadow Golf Club, I am vehemently opposed. I see the push to get it done as underhanded and propelled by a majority of the Council members who in fact use the golf course.

This is a privilege very few people in Concord have. And although I do not have the exact number I would venture to estimate that fewer than 10% of Concord citizens use the course at all, for anything. This is a lot of money to spend on privileged few who can afford greens fees, snowshoes or xc skis.

Let's put the money where the NEED is please. We have an increasing homeless population. We have families living with food insecurity. Police. Fire. Front line Mental Health Professionals. Services for our immigrant and refugee families. Etc.

- "The irony is not lost on me that those most outspoken regarding anything to do with the Golf Course are also those that want more taxpayer dollars spent on rail trails, soccer field lights, basketball courts and new community centers in other parts of the City (probably all worthwhile projects too)." Erie Pierce.

**Of course we want to spend money on all of the above. Access to each and every one of these places is FREE. The majority of families do not golf, snowshoe or xc ski. However they might shoot baskets or kick a soccer ball around. They ride their bikes and scooters in the park.**

Mayor Bouley and others at one meeting spoke about taking away the ambulance from Penacook to save money. He was willing to risk the lives of the Penacook residents in order to add to the golf club funding. I was in awe as I witnessed that audacity.

Please remind those in attendance at the meeting how long it took for you to pay for lights in Keach Park. Lights! For the safety and wellbeing of the people who use the park throughout the year.

I don't personally know Stacey Brown but kudos to her for having the heart and the courage to stand up for what is right, even if she stands alone. MLK, Jr. would be proud.

Vote No on the Golf Club.

Karen Broth. 23 Thackeray Road Concord



**Bonenfant, Janice**

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**From:** Robert Avery <robertavery84@gmail.com>  
**Sent:** Friday, December 1, 2023 1:38 PM  
**To:** \* City Clerk  
**Subject:** Beaver Meadow Golf Course

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Please add my thoughts below to the public record about the hearing on the Golf Course.

The golf course at Beaver Meadow should be either 100% paying for its own expenses or the city needs to get rid of it. Parks, Pools, Fire, EMS, Police and libraries are the responsibility of the city, not golf courses. Golf courses are honestly nothing but massively wasted and polluted land. Amounts of chemicals needed to maintain them, clear cut fields of non native grasses. Again, waste of space, then the city wants to spend 10 million for a new club house? While our fire service is in need of new stations including a 5th one based on recent study? We need a new police station. We need expansion of our community library as well. What purpose does the golf course serve the community? NOTHING AT ALL. The city tax payers should not be put on the hook now or possibly in the future for the golf course at all.

Any elected official on the board who has a membership at the golf course should recuse themselves from this vote. Those who say well the library, pools and trails only benefits a few is bullcrap, as those anyone can access at anytime. The golf course is for the few that have money, as golf is not cheap for clubs, not cheap for other costs involved in golfing either. This facility is for the select few and only the select few. VOTE NO and honestly sell the land to a housing developer as after all the land has already cleared out.

Robert Avery

**Bonenfant, Janice**

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**From:** Brent Todd <brenttoddconcord@gmail.com>  
**Sent:** Friday, December 1, 2023 10:40 AM  
**To:** \* City Clerk  
**Subject:** Fwd: December 11 meeting

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

Could you please add this correspondence to the Council agenda for this item.

Thanks,

Brent

----- Forwarded message -----

**From:** Robert Charron <charronnr@myfairpoint.net>  
**Date:** Wed, Nov 29, 2023 at 3:59 PM  
**Subject:** December 11 meeting  
**To:** <brenttoddconcord@gmail.com>  
**Cc:** <brenttoddconcord@gmail.com>

Good Afternoon Mr. Todd;

How do I best communicate my **adamant opposition**, to the **rest** of the current City Councilors, to the proposal to spend in excess of ten million dollars to build a new club house at the Beaver Meadow Golf Course? Not only has the price more than doubled, but the building size has decreased. We as the taxpayers in this city need to have the opportunity to share our thoughts on this new proposal! As it stands right now, I will not be able to attend the meeting on December 11th, but I would like to have my voice heard. Thank you for all of your hard work on the Council, but especially here in Penacook.

Respectfully,  
Robert Charron  
5 Rolfe Street  
Penacook, NH 03303-1703

**Bonenfant, Janice**

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**From:** Steven Winnett <smwinnett@comcast.net>  
**Sent:** Thursday, November 30, 2023 6:56 PM  
**To:** \* City Clerk  
**Subject:** Comments on rebuilding the golf course clubhouse

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

Dear City clerk,

Please send this letter to the Mayor, all city council members, and city manager. Please also include this letter in the public record.

Dear Mr. Mayor, City Council members, and City Manager,

I'd like to thank the outgoing mayor and city council members for their service, and congratulate the new mayor and council members on their election. I hope you are all successful and the city and we all benefit from your leadership.

I read the article in the Concord Monitor recently in which the Mayor-elect was interviewed about the golf clubhouse. I was disappointed in several of his statements. First, saying that citizens should have seen this coming, and that they can get involved in other issues misses the point. The public has only very recently heard that the clubhouse is going to cost twice what we've heard before. That's new, it's a lot more of our tax dollars, and it's a big deal. It's going to come out of the public's pocket and they have a right to have a say over the new situation. And not many people attend council meetings and are well informed about what's going on.

Mayor Bouley, you have done some really good things for the city that you can be proud of, but scheduling a lame-duck council meeting before the new council is seated is not a good way to end your tenure. And supporting it isn't a good way for you, Mr. Champlin, to begin yours.

Spending so much of the tax payers' money should not be subject to a "we know what's best for you" reassurance and I'm afraid Mr. Champlin's remarks came out that way.

The citizens voted to make Mr. Champlin mayor, and they voted to change a large number of the council members because they wanted a change. Pushing a large decision through the soon to be past council in order to ensure a result that the citizens may very well have been voting against, is a type of politics that I am disappointed is being used in our city. And that \$10.3 million could be used for other things that might be a higher priority to larger number of citizens if they had a chance to express themselves on the choices. It is not clear that alternatives to the complete rebuild, such as renovation, were adequately considered.

There are more questions to be asked. What will the operations and maintenance costs of this new clubhouse be? What happens if it doesn't turn a profit and the public continues to have to pay for it? The public could be supporting it forever. Much has been spent on the course already, including newly purchased golf carts and an expensive irrigation system. Considering all these expenditures, and the costs of operation and ownership, is the course turning a profit right now?

I know you that many of you are justifiably interested in projects that expand the tax base. This project could subtract from the tax base and may already be doing so. What are the benefits to the public, especially those of us that will never use it because we're not one of the small number of citizens who golf?

The public has a right to know all of this before so much of its taxes are committed to a project that has just been revealed to be much more expensive than previously known publicly.

When I asked about it, I heard from my council member and friends who have inquired that the city will not release information about the number of club users who are Concord taxpayers. This is a publicly owned institution, not a private company, and all information about it, except perhaps personal details, should be publicly available information. The public has a right to know about the use of its tax-financed facility.

Will user fees go up to cover the cost and pay back the city treasury and tax payers? I noticed, for instance, that \$300,000 of the budget is earmarked for a simulator: will there be user fees for it sufficient to cover the cost and repay tax payers?

I noticed a statement that the club house might be used as a community center. That use needs to be written into the covenant, not put out as a possibility to assuage critics.

I ask you to, and hope you will all use your influence to delay a vote until the mayor-elect and new council are seated. That would be a good way to begin, continue, or end your tenure!

Thank you for your consideration.

Steven Winnett  
5 Tahanto Street, Concord

**Bonenfant, Janice**

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**From:** Brent Todd <brenttoddconcord@gmail.com>  
**Sent:** Tuesday, November 28, 2023 7:18 PM  
**To:** Bonenfant, Janice  
**Subject:** Fwd: Beaver meadow clubhouse

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

Hi Janice,

Would you please include the message below as part of the public testimony, thanks.

Brent

----- Forwarded message -----

**From:** **Wanda Bowers-Whiting** <[wandajb2@hotmail.com](mailto:wandajb2@hotmail.com)>  
**Date:** Sun, Nov 12, 2023 at 2:50 PM  
**Subject:** Beaver meadow clubhouse  
**To:** [brenttoddconcord@gmail.com](mailto:brenttoddconcord@gmail.com) <[brenttoddconcord@gmail.com](mailto:brenttoddconcord@gmail.com)>

Dear Brent,

I have been a Penacook resident for 27 years and I have watched my property taxes increase consistently for those years to more than double. Beaver meadow expansion increase would AGAIN impact my taxes considerably for a building my family will NEVER use. Please consider the constituents who voted for you and what their needs are in this economy. I have raised 4 children in MVSD and NONE of them can afford to stay and live here. Stop placating to a small minority of people and their hobbies and do right by your Penacook neighbors

Respectfully,

Wanda Bowers

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**Bonenfant, Janice**

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**From:** Amanda Grady Sexton <amandakgrady@gmail.com>  
**Sent:** Tuesday, November 28, 2023 6:43 PM  
**To:** Bonenfant, Janice  
**Subject:** Fwd: Club House

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

Hi Janice,  
Could you include this in the packet?  
Thank you!  
-Amanda  
Amanda Grady Sexton  
City Councilor At-Large  
41 Green Street  
Concord NH 03301  
603.548.9377

Begin forwarded message:

**From:** Doug McNutt <mcnuttdoug8@gmail.com>  
**Date:** November 28, 2023 at 4:23:19 PM EST  
**To:** "Sexton, Amanda" <AGradySexton@concordnh.gov>  
**Subject:** Club House

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

Amanda,  
Bonnie and I are very concerned about the upcoming vote on the Club House at Beaver Meadow. This seems inappropriate to us for the following reasons:  
Why should we build a new club house rather than renovate the existing one.? Does a municipal golf course need 4 golf simulators for the small number of residents who use it? Should the city use taxpayer money to be competing with private facilities to hold events? There are other facilities that hold events the city shouldn't be competing with them. Do we have any idea if this would actually produce revenue? This project seems to be on a fast track, if it has merit the vote should be delayed until there is more public support.  
I keep hearing that this will only cost the average taxpayer \$30 per year, but that is not the right analysis. We would be using up \$10 million of City bonding authority on a vanity project. Thank you for your service and for listening to us.

Doug and Bonnie McNutt  
54 Pleasant St.

**Bonenfant, Janice**

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**From:** Thomas Chapman <dayhikertwo@gmail.com>  
**Sent:** Monday, November 27, 2023 2:44 PM  
**To:** Nyhan, Keith; Byron Champlin; Keach, Fred; Sexton, Amanda; Fennessy, Nathan  
**Cc:** Bonenfant, Janice  
**Subject:** Beaver Meadow Clubhouse

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

Dear Councilors,

First of all thanks to all of you for your years of service, and Councilor Fennessy and Mayor Champlin we wish you well as you continue your service.

We are asking that you reject the proposed ten million dollar bond for the new Beaver Meadow clubhouse. We feel that this is an expense that the Concord taxpayers are being asked to bear for the benefit of a very few of its citizens as well as citizens of other towns. Furthermore, we believe that whatever renovations and/or new construction should be primarily financed by the users of Beaver Meadow.

The city has some major pending and proposed capital expenditures (middle school, police station) which will place a significant, increased tax burden on the citizens. Additionally we believe that the city's other recreational needs (upgrades to Memorial Field, Keach park lighting) should be first on the Council's priority list.

Thank you for your consideration.

Regards,  
Thomas and Mary Anne Chapman  
12 Iron Works Road

**Bonenfant, Janice**

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**From:** Brown,Stacey  
**Sent:** Monday, November 27, 2023 12:56 PM  
**To:** Bonenfant, Janice  
**Subject:** Fwd: Beaver Meadow Golf

Good Afternoon, Janice-

I hope you had a wonderful weekend! Would you please include Susan Goodman's November 14th email in the public testimony for the clubhouse and share it with all of City Council?

Thank you so much!

Respectfully,  
Stacey

Stacey Brown  
City Councilor, Ward 5  
(603) 717-1350

Begin forwarded message:

**From:** susan goodman <smgoodman55@hotmail.com>  
**Date:** November 21, 2023 at 11:28:29 PM EST  
**To:** "Brown,Stacey" <SFBrown@concordnh.gov>  
**Subject:** Re: Beaver Meadow Golf

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

Definitely, thank you

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**From:** Brown,Stacey <SFBrown@ConcordNH.gov>  
**Sent:** Tuesday, November 21, 2023 7:59 AM  
**To:** susan goodman <smgoodman55@hotmail.com>  
**Subject:** Re: Beaver Meadow Golf

Good morning, Susan-

Thank you so much for your email! Would it be okay to share with the entire City Council and include it in the public record?

Thank you!

Respectfully,  
Stacey

Stacey Brown  
City Councilor, Ward 5  
(603) 717-1350



On Nov-14, 2023, at 6:09 AM, susan goodman <smgoodman55@hotmail.com> wrote:

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

My husband and I live walking distance to Beaver Meadow. It is a beautiful spot in our city and understand that the building needs attention. However, my husband Dennis and I feel there are better ways to go about this. What about a capital fundraiser, or do the repairs and put money away for a few years? We feel that with the schools that need rebuilding and repairs that now is not the time. The city has many needs. This is a want. We all need to assess our needs and wants. Thank you@

Dennis and Susan Goodman

**Bonenfant, Janice**

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**From:** Kretovic, Jennifer  
**Sent:** Friday, November 24, 2023 7:14 PM  
**To:** Bonenfant, Janice  
**Subject:** Fw: Beaver Meadow Remodel

Hello Janice,

With permission from the writer, the message below is for inclusion in the public input regarding Beaver Meadow and the clubhouse.

Thank you,

Jennifer

Councilor Jennifer Kretovic

City of Concord, New Hampshire

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Home Contact: 8 Gallen Drive, Concord, NH 03303, (603) 228-8395

[jkretovic@concordnh.gov](mailto:jkretovic@concordnh.gov)

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**From:** William Turner <williamft00@hotmail.com>  
**Sent:** Friday, November 24, 2023 3:07 PM  
**To:** Kretovic, Jennifer  
**Subject:** Beaver Meadow Remodel

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

I want to show my support for the pending Beaver Meadow Golf remodel proposal. As a 36 year resident of the area I think this is money well spent. Too often this area receives the "crumbs". The most recent example is the fall leaf pick up! We are last on the list. You can be sure this would not happen on "The Hill"!

This remodel will only help the use of the facility and especially kids that are lacking in a place to go instead of video games.

I hope you are in support of this initiative.

Please let me know how you expect to vote on this project.

Thank you,

Bill & Linda Turner

Flume st

Concord

## Bonenfant, Janice

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**From:** Judith Kurtz <votejudithkurtz@gmail.com>  
**Sent:** Tuesday, November 21, 2023 7:07 PM  
**To:** j R; Bonenfant, Janice  
**Subject:** Re: In Regards to the Beaver Meadow Clubhouse

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Hello Ms. Rockwell,

Thank you for taking the time to share your thoughts regarding the proposed clubhouse project. I am forwarding your letter to the City Clerk, Janice Bonenfant. Janice, please see below. She is collecting all public comments and creating a packet that she will distribute to all of the sitting councillors before the Dec. 11th meeting.

Thank you again for your engagement and for taking the time to send this letter.

Happy Thanksgiving!  
Judith

On Tue, Nov 21, 2023 at 10:18 AM j R <mandjrock@gmail.com> wrote:  
\*\*Please share with the entire council\*\*

Dear Concord City Council and Incoming Members,

In regards to the Beaver Meadow Clubhouse vote, the astronomical increase in the cost of the bond, and the fast-tracking of an agenda that does not wholly represent the best future for my city, I must put forth my strong opposition. I cannot remain silent, and therefore complicit as such, without making my offense and frustration known.

I am a taxpaying homeowner in this city, with three children in the school system and one in childcare. I work for the SAUS and my family participates in many of the wonderful recreational and public assets that this city provides to its citizens. I love this small city and I am deeply invested in remaining here and continuing to raise my children here, and work for the good of students and families within Concord.

In no way can I agree to the building of a 10.3 million dollar clubhouse at Beaver Meadow. The cost to build the new middle school should be the main focus of funding at this time and in the coming years. A bond for 10.3 million, at taxpayers expense, is not a feasible addition if you truly consider the costs that we will incur in the massive middle school project. That promise for a safe and healthy place to educate our future leaders through their middle school years has been *long* unrecognized, and should be at the forefront of every Councilors thought process. That project is not a situation in which crowdfunding or private patron donors can, or will, contribute. A golf clubhouse build is absolutely a fund that *can* be padded with these sources, and in fact, *should* be if we follow suit with other similar projects and suggestions of the Council in the past when funds that serve a subsection of our community are proposed. The attempt to insist that a function of this clubhouse will be as a city gathering place holds no weight when it is not accessible to the broad community and will be cost prohibitive due to the building's expenses, meaning that the rental space will often go unused. Those with funds and desire to rent a large function space have many private options in our lovely city, and we have recently renovated the excellent space at the Concord Community Center for those seeking a more affordable and accessible option. The estimate for repair and rehab of the building to the

tune of 1/10 of the cost, at under a million dollars, feels like a reasonable investment in the Beaver Meadow Golf Course and the only thing that should be considered for vote in December.

I am, quite frankly, incensed by the lack of consideration for more input from the community and the fast tracking of this agenda before the new Council is on board despite evidence that this clubhouse construction project feels unrepresentative of the people of Concord. The outrageous doubling of the actual cost vs the estimate is the weighty fact that tips this in another, more ominous, direction. This feels, to *your* community, like a political maneuver with backroom deals and agendas, not a City Council working to create the best community for its people. If that sense that we are getting is not factual, then you must consider the following.

Please slow this process of a vote for the BM Clubhouse Bond down. *Do not* vote in December for something that places the Council in a position of bullying its taxpayers into acceptance by proxy. Give more time and opportunities for input from your city, and not just from the seemingly insular group that has high hopes for Beaver Meadow Golf Course. Compromise and consider. Do not bulldoze us. This is not the tone of our city, and it is not the spirit in which we want to move forward.

Thank you for your time, and for your service as a City Council member. We rely on you, and are grateful for your role in working as a member of this team.

Regards,

Jessamyn Rockwell  
Concord NH

**Bonenfant, Janice**

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**From:** Brown,Stacey  
**Sent:** Tuesday, November 21, 2023 11:34 AM  
**To:** \* City Clerk  
**Subject:** Fwd: Beaver Meadow Club House

Good Morning, Janice-

Would you please forward the below email from my constituent to the entire City Council and include it in the public record?

Thank you!

Respectfully,  
Stacey

Stacey Brown  
City Councilor, Ward 5  
(603) 717-1350

Begin forwarded message:

**From:** Becky Cawley <cawleybecky@gmail.com>  
**Date:** November 21, 2023 at 9:19:50 AM EST  
**To:** "Brown,Stacey" <SFBrown@concordnh.gov>  
**Subject:** Re: Beaver Meadow Club House

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

Yes. I should have made it clearer that I am indeed a Concord resident in my letter, perhaps in my "signature". I've had two responses that question my residence even though I make reference to same at the beginning of the last paragraph.

Sent from Gmail Mobile

On Mon, Nov 20, 2023 at 5:08 PM Brown,Stacey <SFBrown@concordnh.gov> wrote:

Good Evening, Becky-

Thank you so much for taking the time to write. I completely agree with you! Do I have your permission to include your letter in the public record?

Respectfully,  
Stacey

Stacey Brown  
City Councilor, Ward 5  
(603) 717-1350

On Nov 20, 2023, at 9:32 AM, Becky Cawley <[cawleybecky@gmail.com](mailto:cawleybecky@gmail.com)> wrote:

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Greetings,

I write to request that the City Council delay a vote on the proposed clubhouse project at Beaver Meadow. At a time when the current council holds "lame duck" status and with so many urgent needs facing the city, it seems precipitous and unwise to rush a vote on a project that many of us consider frivolous in the extreme.

More urgent issues include affordable housing, homelessness, our public schools in general and specifically the identified need to do something about Rundlett Middle School in the very near term. We also need to be prepared to confront issues related to climate change and we need to continue to support both diversity and a vibrant "downtown". We have roads to maintain and on-going public safety needs... the list goes on and on. As council members you know all of this I'm sure.

In contrast, the proposed project to build a new clubhouse that would serve a select few in our city as well as some folks from surrounding towns seems to be something some people want rather than need. If golfers really want a new clubhouse then perhaps they can find private (non-tax) dollars to satisfy their pipe dreams.

Delaying a vote has no downsides from what I can see. If this project indeed has "legs", waiting until the newly elected counselors are installed provides credibility for the City Council. A delay would also allow time to hear both sides of the issue. Perhaps most importantly, a delay would signify respect for taxpayers as well as the democratic process. Rushing a vote, to my mind, makes the city council look tone deaf, something I don't want to believe about folks who give so much time for the betterment of our city.

Questions I'd like to see addressed in a public forum that is scheduled in such a manner that folks have time to make plans to attend include:

- \* what are the demographics of the current membership of Beaver Meadow Golf Club?
- \* how many current members of Beaver Meadow are non-Concord residents?
- \* do folks who aren't from Concord pay a higher membership fee?
- \* what is the budget for the current golf operation and if there are annual shortfalls do tax dollars make up the difference?
- \* why isn't the proposed rehabilitation of the current clubhouse a reasonable approach?
- \* has there been any serious discussion about a capital campaign that would alleviate the need for tax dollars to fund a clubhouse for a select and, I would argue, privileged few?

I am proud to be a resident of Concord and I appreciate the many amenities that our city has to offer. However building a new clubhouse at Beaver Meadow seems to me to be a wholly inappropriate use of tax dollars. Perhaps there are convincing arguments as to why property taxpayers should shoulder the burden of funding this vanity project but I haven't heard a single rationale for doing so. When the delta between renovation (roughly a million dollars as I understand it) and a brand new building (ten million dollars) is so large and our property tax burden is so onerous, it's really astonishing to think that the majority of current council members actually believe this is a good idea and, even more astonishingly, see fit to rush the vote. Scheduling the vote in the very busy month of December only adds to my sense of bewilderment.

Thank you for your consideration,

Becky Cawley

Sent from Gmail Mobile

**Bonenfant, Janice**

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**From:** j R <mandjrock@gmail.com>  
**Sent:** Tuesday, November 21, 2023 9:58 AM  
**To:** \* City Clerk; gotoalaskaeveryyear@gmail.com; krisindc@gmail.com; votejudthkurtz@gmail.com; James.schlosser@gmail.com; votealisekou@gmail.com; home4concordward2@gmail.com  
**Subject:** In Regards to the Beaver Meadow Clubhouse

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

**\*\*Please share with the entire council\*\***

Dear Concord City Council and Incoming Members,

In regards to the Beaver Meadow Clubhouse vote, the astronomical increase in the cost of the bond, and the fast-tracking of an agenda that does not wholly represent the best future for my city, I must put forth my strong opposition. I cannot remain silent, and therefore complicit as such, without making my offense and frustration known.

I am a taxpaying homeowner in this city, with three children in the school system and one in childcare. I work for the SAU8 and my family participates in many of the wonderful recreational and public assets that this city provides to its citizens. I love this small city and I am deeply invested in remaining here and continuing to raise my children here, and work for the good of students and families within Concord.

In no way can I agree to the building of a 10.3 million dollar clubhouse at Beaver Meadow. The cost to build the new middle school should be the main focus of funding at this time and in the coming years. A bond for 10.3 million, at taxpayers expense, is not a feasible addition if you truly consider the costs that we will incur in the massive middle school project. That promise for a safe and healthy place to educate our future leaders through their middle school years has been *long* unrecognized, and should be at the forefront of every Councilors thought process. That project is not a situation in which crowdfunding or private patron donors can, or will, contribute. A golf clubhouse build is absolutely a fund that *can* be padded with these sources, and in fact, *should* be if we follow suit with other similar projects and suggestions of the Council in the past when funds that serve a subsection of our community are proposed. The attempt to insist that a function of this clubhouse will be as a city gathering place holds no weight when it is not accessible to the broad community and will be cost prohibitive due to the building's expenses, meaning that the rental space will often go unused. Those with funds and desire to rent a large function space have many private options in our lovely city, and we have recently renovated the excellent space at the Concord Community Center for those seeking a more affordable and accessible option. The estimate for repair and rehab of the building to the tune of 1/10 of the cost, at under a million dollars, feels like a reasonable investment in the Beaver Meadow Golf Course and the only thing that should be considered for vote in December.

I am, quite frankly, incensed by the lack of consideration for more input from the community and the fast tracking of this agenda before the new Council is on board despite evidence that this clubhouse construction project feels unrepresentative of the people of Concord. The outrageous doubling of the actual cost vs the estimate is the weighty fact that tips this in another, more ominous, direction. This feels, to *your* community, like a political maneuver with backroom deals and agendas, not a City Council working to create the best community for its people. If that sense that we are getting is not factual, then you must consider the following.



Please slow this process of a vote for the BM Clubhouse Bond down. *Do not* vote in December for something that places the Council in a position of bullying its taxpayers into acceptance by proxy. Give more time and opportunities for input from your city, and not just from the seemingly insular group that has high hopes for Beaver Meadow Golf Course. Compromise and consider. Do not bulldoze us. This is not the tone of our city, and it is not the spirit in which we want to move forward.

Thank you for your time, and for your service as a City Council member. We rely on you, and are grateful for your role in working as a member of this team.

Regards,

Jessamyn Rockwell  
Concord NH

## Bonenfant, Janice

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**From:** Brown,Stacey  
**Sent:** Tuesday, November 21, 2023 7:56 AM  
**To:** \* City Clerk  
**Subject:** Fwd: Beaver Meadow

Good Morning, Janice-

Would you please forward the below email to the entire City Council and include it in the public record?

Thank you!

Respectfully,  
Stacey

Stacey Brown  
City Councilor, Ward 5  
(603) 717-1350

Begin forwarded message:

**From:** Dave Kirkpatrick <davejpk@yahoo.com>  
**Date:** November 19, 2023 at 8:30:34 AM EST  
**To:** "Brown,Stacey" <SFBrown@concordnh.gov>  
**Subject:** Beaver Meadow

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Hi Stacey,

I'm Dave Kirkpatrick at 41 Auburn. We met very briefly on Halloween. I wanted to share with you that I am opposed to spending \$10 million at Beaver Meadow Golf Course on a facility that benefits so few people. I think that kind of money could be better spent elsewhere to serve the majority of taxpayers in Concord.

Many thanks for your time and your willingness to serve on the city council.

Best wishes,

Dave Kirkpatrick  
41 Auburn St  
Concord

603.856.5149

Sent from my iPhone

**Bonenfant, Janice**

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**From:** Brown,Stacey  
**Sent:** Tuesday, November 21, 2023 7:56 AM  
**To:** \* City Clerk  
**Subject:** Fwd: Resident tax funding of Beaver Meadows improvements

Good Morning, Janice-

Would you please forward the below email to the entire City Council and include it in the public record?

Thank you!

Respectfully,  
Stacey

Stacey Brown  
City Councilor, Ward 5  
(603) 717-1350

Begin forwarded message:

**From:** stephen sisak <stephen.sisak@gmail.com>  
**Date:** November 15, 2023 at 11:10:11 AM EST  
**To:** "Brown,Stacey" <SFBrown@concordnh.gov>, chamby@comcast.net, "Keach, Fred" <FKeach@concordnh.gov>, "Sexton, Amanda" <AGradySexton@concordnh.gov>, "Fennessy,Nathan" <NFennessy@concordnh.gov>  
**Subject:** Resident tax funding of Beaver Meadows improvements

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

Greetings Councilors,

I encourage you to consider the current issues Concord is facing and what needs to be done, holistically, to address them when placing additional tax obligations on residents. I don't see how a multi-million dollar bond for the golf course does anything to improve homelessness, housing shortages, mental health issues, food insecurity, education, the environment or diversity. Please consider the burden you put on all residents for years into the future to improve an entity that clearly isn't and can't be utilized by the majority of residents.

I realize public funds are used for improving and maintaining parks, pools, etc... but these areas are available to all residents, without paying and without expensive equipment. With the lessee backing out, increases in interest rates over the last couple of years and potentially scaling back the project, a lot has changed. Please consider a lower cost option for Beaver Meadows improvements if the city must provide funding.

I enjoy golfing at Beaver Meadows and other courses in the area. I'm by no means an anti-golf person. There are just so many other, more beneficial uses for the millions of dollars being proposed to build a new clubhouse.

I truly appreciate your efforts and thank you for what you do to help the community.

Regards,  
Steve Sisak  
5 Fogg St.

## **Bonenfant, Janice**

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**From:** Brown,Stacey  
**Sent:** Tuesday, November 21, 2023 7:54 AM  
**To:** \* City Clerk  
**Subject:** Fwd: Council Vote

Good Morning, Janice-  
Would you please forward the below email to the entire City Council and include it in the public record?

Thank you!

Respectfully,  
Stacey

Stacey Brown  
City Councilor, Ward 5  
(603) 717-1350

Begin forwarded message:

**From:** Lawrence Morgan <ljmorgan51@gmail.com>  
**Date:** November 14, 2023 at 5:47:10 PM EST  
**To:** "Brown,Stacey" <SFBrown@concordnh.gov>  
**Subject:** Council Vote

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Stacy,

The purpose of this note is to state my opposition to the expenditure of money for a new clubhouse at the golf course.

The city has no business assuming the risk that the course will be able to sustain the debt responsibility. A long term lease of a piece of land where the existing clubhouse currently sits to a private "Golf Inc" would shift the risk to others.

Many people who utilize the course/clubhouse are not concord residents and I would prefer my tax dollars to be used in ways that benefit the MANY residents who do not play golf. That especially includes children. There are plenty of social issues that rank much higher than golf.

Congratulations on your recent reelection to council and please note that I retired to Concord 9 years ago because I was impressed by the city. Things have only gotten better since then. Kudos to all!

Consider stopping at the house sometime. I will give you a tour of my studio. I don't sell anything so this is not a marketing ploy! Just trying to meet in person. Just reach out. See example.

Best.

Larry Morgan  
4 Palomino Ct  
207-632-8128

**Bonenfant, Janice**

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**From:** MARSHALL IRVING <higt1974@gmail.com>  
**Sent:** Monday, November 20, 2023 9:18 AM  
**To:** \* City Clerk  
**Subject:** BEAVER MEADOW GOLF COURSE conundrum

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

**Why does Beaver Meadow bring out the anti-progress angst of people with their own personal agendas?**

**The BEAV operates under a Special Revenue Fund - a dedicated account established by, in this case a municipality, with strict regulations. SRFs provide an extra level of accountability and transparency to taxpayers since any tax dollars must go toward the intended purpose. Any profit of the SRF can be assigned to other projects or offset the tax base. And the Beav does this now.**

**Today, the clubhouse is a fully depreciated 45-year old building. As taxpayers, we've paid for the failed heating system, cooling system, water heater and dishwasher in the last two years. The roof leaks, the plumbing in the bathroom is failing, and windows and shingles are rotting. The parking lot is a disaster full of frost heaves that are decades old. When the building was built, the clubhouse was only a warm weather facility, without consideration of winter activities that have now expanded with cross country skiing, ice skating, snowshoeing and the golf simulators. Only the simulators bring in income, which covers the cost of the operational expenses for all winter activities.**

**Beaver Meadow is a service-oriented business adding enormous value to Concord, both monetarily and towards quality of life. Please do not allow poorly informed, disinterested people or those with their own personal/political agendas to stop the community from continuing to support recreational activities. I don't swim in the pools, hike our trails, visit the Community Center, but I pay for them with my tax dollars year-over-year-over year. So do you. I'm glad too!**

**Concord can successfully accomplish multiple goals simultaneously. My perspective comes from my 73-years of living here. Sixty-one of those playing at THE BEAV. This is merely the next iteration of Beaver Meadow, which has always progressed, perhaps not perfectly but always forward.**

**Marshall Irving**

**" There's no path to happiness , HAPPINESS is the path"**

**Bonenfant, Janice**

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**From:** NICOLE FITZGERALD <nickifitz@aol.com>  
**Sent:** Sunday, November 19, 2023 8:25 PM  
**To:** \* City Clerk  
**Subject:** Fwd: Request that final vote on the Beaver Meadow Golf Club be postponed

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Please send this email to the entire counsel and include it in the record.

>

> Dear Concord City Council,

>

> We urge you to postpone the proposed final vote on the Beaver Meadow Golf Club building until after the first of the year. The current needs in Concord are very great. We must decide how to best spend our limited tax dollars in the best interests of the citizens of Concord. We have an urgent need for a new Police Station and a new Middle School. In addition, we have a very large homeless population, including over 100 children who are homeless. We believe it is imperative that the council move forward on these important issues at this time and postpone the Beaver Meadow Golf Club vote.

>

> We also ask you to please re-examine renovating the existing Beaver Meadow Golf Club building and make a public presentation on the complete facility assessment. In 2021 a five person committee accepted renovating the existing structure without a public hearing.

> This information is very important for the public to understand what needs to be done to the Beaver Meadow, golf club, and what is in the best interest of our city.

> Respectfully submitted,

> Nicole and Warren Fitzgerald

>

> Sent from my iPhone

**Bonenfant, Janice**

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**From:** THOMAS J LAMB <thomas.j.lamb@comcast.net>  
**Sent:** Tuesday, November 14, 2023 9:13 AM  
**To:** \* City Clerk  
**Subject:** Beaver Meadow Golf Course Clubhouse

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

Dear City Council, I have had the pleasure of playing golf at Beaver Meadow for over 40 years. The golf course has been a refuge for recreation over all those years. All the Beaver Meadow employees make all their guests feel welcome and help provide a great golfing experience. In particular, Phil Davis, Head Professional, and Josh LaCasse, Assistant Professional, have been wonderful representatives for Beaver Meadow.

The golf course is an excellent challenge for any level of golfer. The golf membership has been welcoming to all visitors and added to the pleasurable recreational experience I have observed.

The ONE glaring fault that I would comment on is the woeful condition of the clubhouse. A first class recreational facility like Beaver Meadow Golf Course deserves a first class clubhouse. Several other golfing facilities in New Hampshire, have recently upgraded and/or BUILT new clubhouses to enhance their customers' experience and to **INCREASE revenue and profitability.** Most notable is the recent opening of a brand new clubhouse at Pembroke Pines CC in Pembroke, New Hampshire (a 10 minute drive from Beaver Meadow). **I know they expect to host weddings, political rallies and other large gatherings that will significantly increase their revenue and profit. It is a substantial investment in their future.**

Simply stated, Beaver Meadow Golf Course members, visitors and the residents of the City of Concord, deserve to continue to have a first class recreational facility that will serve all guests and citizens. A new or SIGNIFICANTLY IMPROVED clubhouse is a must for continuing to preserve the great reputation of Beaver Meadow Golf Course, increasing revenue and profit and enhancing the satisfaction level for ALL.

Sincerely,

Thomas J Lamb  
33 Post Road  
Hooksett, NH 03106  
603-661-0205



## Bonenfant, Janice

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**From:** Gilles Bissonnette <gillesbissonnette@gmail.com>  
**Sent:** Monday, November 13, 2023 1:28 PM  
**To:** brenttoddconcord@gmail.com; jpbouley@comcast.net; pierce4council@comcast.net; kmcnamaraward4@gmail.com; Kretovic, Jennifer; Brown, Stacey; pwmclaughlin24@gmail.com; Nyhan, Keith; Matson, Gail; Bouchard, Candace; Hawkins, Zandra-Rice; Fennessy, Nathan; Sexton, Amanda; Keach, Fred; chamby@comcast.net  
**Cc:** Reagan Bissonnette; \* City Clerk  
**Subject:** Beaver Meadow golf course

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

Dear Mayor Bouley, members of the Concord City Council, and Clerk Bonenfant:

We read with interest the November 11, 2023, story in the *Concord Monitor* explaining that the City Council is now planning to vote on whether to build a \$10 million clubhouse at the Beaver Meadow golf course at the final lame-duck meeting of the year in December. This would occur before a new mayor and six city councilors take office following last week's election. We disagree with the decision to have this important vote during this last lame-duck meeting. Instead, we believe that any vote should occur after the new City Council is sworn in.

A brief delay of this vote is appropriate because this is a significant decision, as this will be the largest expenditure authorized by the Council this year outside of the budget. Given the size of this appropriation, it is more appropriate for the newly-elected City Council to consider it, as this newly-elected City Council more accurately reflects the current will of the voters and, thus, more accurately reflects our community at large.

To hold this vote now in a lame-duck session before a City Council that does not reflect the current will of the voters would damage the credibility of this significant vote. To hold this vote now in a lame-duck session also would start current councilors who were recently either re-elected or elected to new positions off on the wrong foot as they continue their important service. Moreover—and perhaps most importantly—holding this vote now in a lame-duck session when this appropriation was actively discussed by candidates and voters as part of last week's election would pull the rug out from under these voters who decided to elect candidates that reflect their values, including on this important financial issue.

There does not appear to be harm in a brief postponement of such a vote until early next year. All such a brief delay would do is allow the new councilors that reflect our current community to be given a brief opportunity to get up to speed on the budget item and hear from their respective community members. A delay, of course, does not mean that this funding request will be rejected. It only means that a City Council that is more representative of our community will make this important financial decision with an open mind.

Thank you.

Best,  
Gilles and Reagan Bissonnette  
103 School Street, Unit 4  
Ward 5

**Bonenfant, Janice**

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**From:** Carisa Corrow <carisacorow@gmail.com>  
**Sent:** Sunday, November 12, 2023 3:09 PM  
**To:** Champlin Byron O; Amanda Grady Sexton; Brent Todd; Fennessy,Nathan; Keach, Fred; \* City Clerk  
**Subject:** Golf: Just because you can...

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

Good afternoon,

I'm reaching out about the golf clubhouse bond. I think five million is too much to pour into a facility that serves relatively few members of the Concord community, and has not always proven to be a good financial investment.

Ten million is just cruel, especially for folks in the community who have no access to public transportation on nights and weekends, or who have had to adjust their weekly grocery budget to accommodate the increased cost of purple bags or who are working multiple jobs to stay in their homes.

Just because you can push this through without giving time for vetting the return on a \$10 million golf investment, doesn't mean you should.

Carisa Corrow  
Penacook

**Bonenfant, Janice**

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**From:** Brown, Stacey  
**Sent:** Saturday, November 11, 2023 8:43 PM  
**To:** \* City Clerk  
**Subject:** Fwd: Beaver Meadow vote

Good Evening, Janice-

Would you please include the below email as public testimony to be considered with the beaver meadow facility improvements?

Thank you!

Respectfully,  
Stacey

Stacey Brown  
City Councilor, Ward 5  
(603) 717-1350

Begin forwarded message:

**From:** akribos@myfairpoint.net  
**Date:** November 11, 2023 at 2:23:16 PM EST  
**To:** brenttoddconcord@gmail.com, pierce4council@comcast.net, "Kretovic, Jennifer" <JKretovic@concordnh.gov>, kmcnamaraward4@gmail.com, "Brown, Stacey" <SFBrown@concordnh.gov>, pwmclaughlin24@gmail.com, "Nyhan, Keith" <KNyhan@concordnh.gov>, "Matson, Gail" <GMatson@concordnh.gov>, "Bouchard, Candace" <CWBouchard@concordnh.gov>, "Hawkins, Zandra-Rice" <ZRiceHawkins@concordnh.gov>, "Fennessy, Nathan" <NFennessy@concordnh.gov>, "Sexton, Amanda" <AGradySexton@concordnh.gov>, "Keach, Fred" <FKeach@concordnh.gov>, chamby@comcast.net, jpbouley@comcast.net  
**Subject:** Beaver Meadow vote  
**Reply-To:** akribos@myfairpoint.net

**[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]**

Dear City Councilors --

As a Concord taxpayer and a cross-country skier, I'm not opposed to the improvement of the facilities at Beaver Meadow. However, a December vote by the City Council on a project this expensive (\$10.3 million) and controversial, to be taken just a few weeks before the new Council is seated, is ill-advised. Such a vote will carry the aura of lame-duck politics, only exacerbating the present controversy. The fair and prudent thing to do is let the voters and those whom they elected on November 7 take this matter up in January.

Best regards,  
Bob Maccini  
94 School Street  
Ward 5