

## Minutes Harwich Golf Committee

June 20, 2017 Griffin Room Harwich Town Hall

Meeting Called To Order At 4:03PM

Present: Clem Smith, Martha Duffy, Tom Johnson, Bob Kingsbury, John Wheeler, and Jeff Williams

Absent: John Crook

Invited Guest: Roman Greer (Director of Golf) and Chris Clark (Town Administrator)

Public Present: Peter

### Consent Agenda:

- Minutes from April and May Golf Committee meeting minutes approved. Moved by Mr. Johnson, seconded by Ms. Duffy. Unanimously approved 6-0.

Mr. Clark updates GC on the status of the Capital Project financing and task force group

- \$1.2 bond anticipation note (BAN) at 1% for one year
- Long term borrowing once construction is over has a chance to be a revenue bond instead of a general obligation bond
- Revenue bonds are funded as a private sector bond (higher interest rate 4-5% vs. 3-4%)
- Golf Course budgeted for 4% initially which would be covered by fees
- Long-term borrowing will be tied in with other projects (ie. Saquatucket Harbor, etc.) to hopefully attract a better rate
- If Mother Nature affects revenues and fees didn't cover payments, it could be added to tax base. The plan is to not go in that direction.
- 20-year loan
- Bob Cafarelli will act as Project Manager. He will do building bid and reskinning bid.
- DPW will do parking lot improvements.
- Mr. Johnson asked, if possible, to request construction bid go to a local builder
- Timeline is to get started in October
- If box turtles habitat is an issue, it could delay things 45 days
- Ms. Duffy questioned the inconvenience of parking if a harsh winter delays the work. Mr. Greer responded a one-day closure to finish paving would be all that would be needed

- Mr. Wheeler mentioned having the gas lines being laid while the parking lot is torn up.

### **Directors Report:**

- Mr. Greer gave a report from the Assistant Superintendent.
- Removing liner in bunkers and adding sand
- Top dressing of greens done will help smooth surface and speed up greens
- Flower beds all weeded and mulched and trees at entrance have been pruned
- Solid tines used to aerate fairways to relieve compaction
- House on Hole 6 received a cease and desist order to halt retaining wall work because he did not get permitting
- Ms. Duffy concerned about the liner showing in the bunkers. Mr. Greer mentioned the maintenance crew is already working on removing it.
- Mr. Kingsbury mentioned that Golf Course Administration should be notified of any public hearings that involve the course as an abutter. Mr. Greer and Mr. Smith will send a letter to the Town Administrators office to ask to be notified.
- Mr. Williams said if no variance is needed, the abutters would not be notified
- MGA rated the golf course. Results are expected within 10 days
- Annual member satisfaction survey will be sent out on July 15<sup>th</sup>
- Callaway Golf Demo Day on July 1<sup>st</sup> through Miller Golf
- Junior golf participation has grown to now have 3 teams at Cranberry Valley and 1 team at Harwichport
- Staff training took place using the GEODE model of training
- Starter has a podium at the first tee and will go over and give guest a new “pace of play” card
- Guests can fill out survey on back to be entered into a monthly drawing for a free foursome
- Revenues down due to poor Spring weather
- Change in advance reservation policy from 2016 to 2017 makes numbers look worse than they are. In 2016, money was collected in advance of play. In 2017, people pay on day of play only

## **Old Business:**

- Second reading of the Land Management Policy
- Mr. Smith met with Mr. Marceline
- Mr. Marceline said he would put it in writing and sign an affidavit if necessary to say the purpose of the land was for conservation/recreational use
- Mr. Smith met with the Assessors Office and pulled all deeds related to this property
- In 1984, the Town acquired three additional parcels of land for \$85,000 by eminent domain. The idea at the time was to build an additional 9-hole course.
- In 1999, the Selectmen sold 11.9 acres of land for \$50,000
- In 2001, the same property was sold for \$208,000 to the Pine Oaks group
- Mr. Smith read a revised policy for land use
- Mr. Williams makes a motion to have a third reading post legal review of the recommended policy. Seconded by Mr. Johnson.

## **New Business:**

- Mr. Williams reported on the two open positions on the golf committee
- Mr. Smith interested in Chairman position
- Ms. Duffy interested in Vice Chairwoman position
- Motion made by Mr. Wheeler, seconded by Mr. Johnson. Unanimous vote 6-0
- Mr. Johnson expressed concern about Hot Stove making their initial money back that was put into renovating the restaurant last year.
- Mr. Greer mentioned this is year 2 of a three-year lease. They will talk with Mr. Leidner at the end of the year to gauge how things are going.
- Looking into a covering of the outdoor deck to be able to hold functions even in cold/inclement weather

Motion to adjourn at 5:37pm – Mr. Williams, seconded by Ms. Duffy. In favor (6-0)

**Adjournment: 5:37pm**

Respectfully submitted,

Mike Serijan