

MINUTES

Ad-Hoc Beaver Meadow Building Committee Meeting
December 11, 2024 - 8:00 AM
Beaver Meadow Golf Course

In Attendance: Mayor Byron Champlin; Councilor Nathan Fennessy (Chair); Councilor Jennifer Kretovic; Mark Coen; Linda Mattlage; Chris Mulleavey; Doug Proctor and Bill Hickey of The H.L. Turner Group; Frank Lemay and Geoff Lemay of Milestone Construction; Phil Davis; Pat Lanman; and Brian LeBrun.

Excused: Tom Croteau; Noemi Weirwille; and Councilor Kris Schultz.

1) **Call to Order:** Councilor Fennessy 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 January 10, 2024 meeting. The motion passed with a unanimous voice vote. Chris Mulleavey abstained from the vote, as he was not present at the January 10th meeting.

3) **Discuss Facility Plan Options:** The committee discussed the three proposed plan options:

Option 1 – Renovate: Will end up with the same thing, just new. No improvement in restaurant and will not be multifunctional or change operations.

Option 2 – Renovate and Addition: Revised floor plan will provide space for ski group. Same ending effect as new building, but will disrupt operations and revenue during construction.

Both Options 1 and 2 would result in revenue reductions during construction for outings, simulators, restaurant and Pro Shop.

Option 3 – New Building: This is the best option, same cost as Option 2. Will provide for continued growth in the facility and will have minimal disruption to operations during construction.

Mark Coen stated that Option 3, the new building option, made the most sense. Mark suggested making space in the building for club storage, for a fee, as it would be a good service to customers and a revenue source. The committee discussed the need to be sure that any revenue exceeds the expenses associated with club storage. Mark Coen also suggested that the building be well lit and provide for an inviting atmosphere.

Jennifer Kretovic suggested that the building have excellent banquet facilities for potential additional revenue. She stated that a successful restaurant and properly operating building and restrooms is extremely important. Mark Coen noted that the restaurant space will be a good opportunity for someone in the restaurant business.

Chris Mulleavey stated that programming in the building is very important. Throwing good money after bad to renovate the existing building doesn't make sense to him, and the renovation costs will only increase as the renovation project progresses, if that option is accepted.

Doug Proctor of The H.L. Turner Group noted that by building a new building, it would provide more options and opportunities for using the existing footprint on the site.

Nathan Fennessy asked if there was a compelling reason to keep the existing facility location. It was explained that there is no compelling reason, unless there was a desire to not move the building location.

Doug Proctor went on to explain that the floor plan layout of the new building is very workable for the Pro Shop, simulators, and restaurant. The building is situated for the best light for solar panels as well.

Nathan asked if the building would have enough storage. Phil Davis indicated that it is much improved from the existing facility and should be sufficient. Phil also noted that the new structure would be a great asset for the community, golf course, and ski groups. He stated that it would be an asset for the City to be proud of and showcase for special events in the golf community.

As one member of the committee had to leave the meeting, a quorum was no longer present and a vote/recommendation could not be taken. The meeting will be continued on Wednesday, December 18, 2024, at 8:00 AM. A notice will be sent out and posted.

The meeting reconvened on Wednesday, December 18, 2024, with the following people in attendance: Mayor Byron Champlin; Councilor Nathan Fennessy (Chair); Councilor Jennifer Kretovic; Mark Coen; Tom Croteau; Linda Matlage; Chris Mulleavey; Kris Schultz; Noemi Weirwille; Doug Proctor and Bill Hickey of The H.L. Turner Group; Geoff Lemay and Brian Gehris of Milestone Construction; Pat Lanman; Phil Davis; and Brian LeBrun.

Doug Proctor of The H.L. Turner Group provided a recap of the floor plan for each of the three proposed options, and answered questions from committee members. Discussion ensued about the various options.

Mark Coen made a motion, and Linda Matlage seconded, to recommend Option 3, the new building, to the City Council. The motion passed with a unanimous voice vote.

Mark Coen asked about next steps. Chairman Fennessy indicated that the Golf Course Advisory Committee made its recommendation on December 12th; and that the Fiscal Policy Advisory Committee would be reviewing the matter at its January meeting. It has not been determined whether the recommendation will be presented to City Council in advance of, or as part of, the FY 2026 proposed budget.

Mayor Champlin thanked the committee members for their hard work, and indicated that, after the City Council provides further direction, he will determine if this committee will continue meeting.

Linda Mattlage shared that she is working with some of the women golfers to conduct some fundraising for the project.

Deputy City Manager – Finance Brian LeBrun noted that the City may be in the position to receive some grant funds from the Land & Water Conservation Fund.

Chairman Fennessy opened up the meeting to public comment.

Resident Stacey Brown requested that fundraising be conducted, similar to the fundraising for the Skate Park.

With no further discussion, a motion was made and seconded to adjourn. The meeting adjourned at 8:45 AM with a unanimous voice vote.

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