

BLOOMFIELD TOWN COUNCIL

GOLF SUBCOMMITTEE

There was a regular meeting of the above referenced subcommittee held on **Tuesday, May 27, 2014 at 6:00 p.m.** in Conference Room #5, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

Committee members present were: Councilors Rivers and Seldon, Jon Colman, Mark Jacobs, Jerry Long, Ryan Phelps, Ciaran Carr

Also present were: Philip K. Schenck, Town Manager, Thom Hooper, Dave Melesko and India Rodgers, Clerk of Council

Absent was: Councilor Merritt and Brad Klein

Guest(s): Bill Starkie and Avra Novarr

The meeting was called to order at 6:05 p.m.

Approval of Minutes

It was moved by Councilor Rivers, seconded by Councilor Seldon and voted unanimously to approve the minutes of April 28, 2014.

Status of Property

Mr. Ciaran Carr, General Manager of **Wintonbury Hills Golf Course** presented the monthly report of status updates for April 2014 to the committee.

Wintonbury Hills Golf Course opened on April 4, 2014. The weather was wet and chilly in the month of April.

It was noted that most golf courses were 3 or 4 weeks behind schedule due to weather and growth of the greens. Management stated that mostly all courses struggled to reach plan to budget regionally. However, Wintonbury Hills was \$47,000 ahead for the first four months of the year.

- Even though goals were missed with green fees, F&B and Pass holder sales, the course saved approximately \$34,000 in expenses. The Net Ordinary Income was \$46,000 ahead of budget, a \$21,000 improvement over previous year.

- There is approximately \$208,000 in the Operating Account. Management is expected to return approximately some funds back to the town.
- In addition, the course had some significant savings in Administration (\$15,000), Maintenance (\$12,000) and in Cost of Goods sold in Food & Beverage of approximately \$2,000.

Mr. Mark Jacobs suggested that this committee must do more to promote in resident play at Wintonbury Hills.

Mr. Philip K. Schenck, Jr., Town Manager stated that town residential support is needed down the road to promote a tentative capital improvement projects.

Mr. Ryan Phelps stated that there needs to be a discussion in future months to discuss the correct mix of players with fees for non-residents and resident fees. He presented a pass holder breakdown for the committee outlining the amount of group passes per category.

In addition, the consensus of the committee is the need to focus more on the Juniors Program with youth from Bloomfield students. A possible issue for success of this program is its off-site range. The students will only be able to chip and putt balls on the course.

Discussion regarding AT&T Proposed Cell Tower

Mr. Thom Hooper informed the committee that AT&T approached the Town last Fall about possible placement of a cell tower. In late March 2014, Mr. Hooper did a site walk of Wintonbury Hills Golf Course and found a site on course where electrical service is available. The company stated that any and all access would be available on the golf course through cart paths for construction. The designated site would be on the 5th Tee for the cell tower placement, a building measuring (11 ½ x 20), access road, fencing and generator.

The tower would be 114 foot level, variety of 4 antennas, which would provide emergency services availability for town services and 100x100 foot easement area. There has been no discussion of suggested lease payment; however the cost may range from \$25,000-30,000 per year.

Mr. Jacobs inquired about resident approval prior to the placement of a cell tower in the area. He also suggested that physically, the tower could be placed by the driving range.

Mr. Bill Starkie, Jon Colman and Jerry Long stated that they are against this proposal. They also expressed other concerns with other cell phone providers that may want to place towers on the course.

The Bloomfield Town Council and the Connecticut Site Plan Council must approve this placement plan because is on town property.

Councilor Seldon and Mr. Dave Melesko stated that the financial value and impact would be a factor in determining if this placement would impact the distinction image and aesthetics of the course. They also stated that the lease is unacceptable for the monthly range in cost. There may be a need to negotiate a better monetary offer for rental.

Mr. Schenck, Jr., can require screening around the building to block ground installation. It can also be negotiated to work with tower outlook and get the most for the least amount of construction. This project would provide additional income into the Golf course budget and provide potential source of capital funding to assist with paying for various needs.

Mr. Ciaran Carr, Ryan Phelps and Kevin Laing requested more information to make an informed decision to know what the actual market is. It was suggested to possibly have AT&T conduct a presentation of proposed plans. There were several questions of concern by management:

- How much traffic through the course of year, damage, etc.?
- Possible removal of cell tower if needed, access to the tower and the building and impact on business needs.

It was the consensus of the committee that much more information is needed in order to move forward with this proposal.

Mr. Jacobs stated that he would support this proposal as it would be a 50/50 for financial value, commitment to go into the golf course, to make it aesthetically pleasing.

Councilor Rivers made a suggestion to table this event until the June meeting. Mr. Hooper asked about an approximate lease agreement figure, minimal discussion of approximately \$50,000-60,000 per year.

Councilor Seldon suggested that making the lease figure worthwhile for the town as well.

Status of Food and Beverage Service

The themed night of “Wine and Tequila” held on May 24, 2014 at 6:00 p.m. was very successful.

Other Business

Councilor Rivers and golf course management will give a brief presentation at the Board of Education Meeting on June 10, 2014 about the SNAG Golf Program. Management asked for funding from the Board of Education and they have stated that there is no available funds to continue the program.

On Saturday, September 27, 2014, a Memorial Event for Dan Novarr - Four Ball Tournament will begin with a morning shot gun for the general public and an afternoon shot gun for Novarr proceeds with going to First Tee Program of Connecticut. Mr. Novarr was a strong proponent of this organization and its cause to assist young golfers with the tools to succeed.

Mr. Ciaran Carr will present proposal and present to the Golf Subcommittee with various fees and outing proposal for the Dan Novarr Memorial Event. There were various opinions discussed about overall tournament fees for outings and events in respect to pass holders, Men's Club, non-residents, etc.

Councilor Rivers requested the necessary information needed to present to everyone to make an informed decision.

Adjournment

It was moved by Councilor Rivers, seconded by Councilor Seldon and voted unanimously to adjourn the meeting at 7:05 p.m.