

Minutes of the Golf Subcommittee meeting
Thursday, January 8, 2015
6:30 pm Town Hall Conference Room

Attendees: Steve McDonough, Bill Previdi, Joanne St. Pierre

Absent: Therese DiBlasi

Special Guests: Dave Ragucci and Edie Previdi

The meeting started with a welcome to Dave and Edie.

1. Dave received financial information from Carl on CY 2012-2014. We took some time to review and discussed the year's receipts and expenses. Many questions came out where we have asked Dave to send a follow-up request with more specific information. Joanne will write up the list and send to Dave.
2. It was unanimous that we needed more revenue, the Stoneham Oaks was underutilized and underperforming, and we couldn't continue with the deficits. It was thought that July-November 2014 saw increased revenues with the better use of the credit card machines. We have those numbers and need to put them together.
3. The group discussed the possibility of going out for a Request for Proposal for the 2016 golf instead of engaging Carl for the option year. We understood that this would have to be brought before the Board of Selectmen if we agreed to go this route.
4. We discussed 4 types of RFP's in general;
 - a. Current contract-Management contract with Operator and DPW maintaining course (Split);
 - b. Lease agreement, where the operator pays the Town one price and runs the course in total;
 - c. Management contract, where the Town pays an operator to run the entire golf course;
 - d. 100% Town operated.

We agreed the current contract isn't working and the Town run option isn't good financially.

5. We discussed some materials we had in our possession; Mount Hood Contract, Hillview RFP and Contract, IG report on municipal golf courses from 2009. We felt there was great info in these documents that would help us if we go forward with an RFP. We are going to try to get Gannon's RFP and Contract and Mount Hood's RFP.
6. We discussed the DPW and greens maintenance and some continuing projects.
7. Spoke about what a Land Swap may do for the course. Timing on this is unknown.
8. We discussed RFP next steps for discussion and homework-
 - Stoneham Oaks-open/not open
 - Management vs. Lease-pros and cons
 - An RFP needs to be through the Stoneham process (Town Counsel, TA, and Board of Selectmen) **by July 31, 2015**. The Advertising takes 30 days, Central Register takes 30 days. Interview and Selection Process.
9. Meeting adjourned at 8pm.