

GOLF COURSE
SUMMARY OF BOARD OF SELECTMEN MEETINGS
from February 28, 1991 through April 7, 2003

KEY DATES IDENTIFIED

1. March 11, 1996: Then Town Administrator makes a presentation to the BOS concerning the development of a Golf Course.
 Advises Board a national organization has been commissioned to do a golf feasibility study.
 Mr. Conley began his presentation by noting that nothing was cast in stone and no action was being sought.
 Mr. Conley recommends the Town construct the Golf Course and bid out the management and operation.
 Numerous issues were discussed, including citizen comments.
 Mr. Conley pointed out that nothing will happen without Town Meeting action and **public hearings**.

 Mr. Moran, a BOS member voices concern of another major project. Mr. Dlott, a BOS member, said he thought it was important that the process followed here in terms of determining the recommended use be one that had **maximum citizen input** and not one that was a vote of the Board and put to Town Meeting. It should get in depth discussion.

2. September 9, 1996: Mr. Conley makes a presentation of Article 13 Golf Course and Other Recreational Facilities.
 1. 9 Hole Golf Course, 3 Cross Country Trails on landfill and property leased from Dowse family in Sherborn.
 2. Mr. Tata of Tata & Howard advises Board extensive testing had been done. A comprehensive site assessment with monitoring wells would be done.
 Mr. Tata notes 300 cu. ft. per month of methane gas would be generated and **warned** the Board there would be no project without gas collection. Approximate cost of Gas Collection and Flaring \$400,000.00.

 Mr. Conley noted the property could not be used for anything unless the gas was collected and flared.

 Mr. Tata advised Board it would cost \$50,000 - 80,000 per year to maintain the system.

Finance Director Robert Palmer advised the Board an independent analysis of market conditions had been done to see if there was a demand for a golf course and if it were economically feasible.

The study was done by Golf Research Associates and was done with the intent that the golf course would generate sufficient revenue to pay for not only its own construction costs, but to pay for the collection system. \$2.25 Million would be borrowed over 20 years - 5 year bond anticipation and 15 years in full debt service.

The facility will be self sufficient by year three.

Mr. Palmer noted that Golf Research had been asked to be conservative and included no revenue of liquor sales in their analysis. They also estimated expenses high because they wanted nothing left out.

The Board of Selectmen voted to support Article 13.

3. October 21, 1996: Fall Town Meeting Article 13 Home Rule Petition. Article 13 of Fall Town Meeting authorized a number of actions pertaining to the proposed Golf Course and recreation area at the Landfill, including the filing of a Home Rule Petition. The BOS voted to approve to have Palmer & Dodge prepare a Home Rule Petition.
4. December 15, 1997: Mr. Conley advised the Board the construction of the recreation facility will not wait until the capping is complete.

The recreation facility calls for a 9 hole golf course with walking trails with a public sledding operation on the western slope.
5. February 9, 1998: Golf Course Finance Director Robert Palmer provided an updated presentation on the project. Mr. Palmer advised the Board a comprehensive study had been done by Golf Resource Associates and updated. Home Rule petition legislation has been filed.

First couple of years the Town will actually be losing money, but by year three, the course was projected to have generated \$74,000.

Mr. Conley advised Board lease with Dowse had been settled but could not be signed until Home Rule Petition is signed. Lease will be paid by operating revenues.

Mr. Tata of Tata & Howard gave an update on the course layout and methane gas collection.

Paul McManus updated the Board on environmental issues.

In conclusion, Mr. Conley noted it (golf course) was a comprehensive plan that has looked at environmental concerns, **multiple recreational uses and financial considerations**. He advised that the Home Rule Petition got final approval in the Senate and was in the House.

6. July 6, 1998: Landfill/Jennings Pond/Golf Course

Mr. Conley gave an update and advised the BOS the Home Rule Petition had been signed by the Governor.

He also advised Board of funds available for all three projects:

Landfill	\$5,127,086
Golf Course	\$2,200,000
Jennings	\$ 90,000 from Conservation Fund

7. April 12, 1999: Town Administrators: Presentation on Golf Course

Mr. Conley reviewed the funding history for the golf course beginning with the October 1, 1996 Town Meeting which authorized a bond issue equaling \$2,200,000.00 for the construction of a golf course and other recreational and educational facilities on the closed Town landfill.

Mr. Conley noted John LaPointe, a golf facility consultant who did the original study, has now completed an update of that study. **The update shows a dramatic increase in the projected revenue from green fees.**

Mr. Conley laid out the new financial plan for the golf course. He stressed all numbers were conservative.

8. February 28, 2000: Golf Course Lease

Mr. Conley gave the Board an update on the Dowse property lease. Mr. Conley requested the Board's authorization for him to enter into a lease agreement with Dowse. Board voted to approve.

Golf Course Construction Award: Mr. Conley reported that bids had been opened on February 24, 2000. Five bids received.

Mr. Conley advised the Board it was the recommendation to reject the low bid and award to the second bidder, Supreme Industries Inc., in the amount of \$2,383,509.20. Board voted to award.

The Board also voted to advertise for the Golf Course Oversight Committee.

9. July 10, 2000: Confirmation of Town Administrator's Appointments to the Golf Course Oversight Committee.

Deputy Town Administrator Mr. Cohen advised that the Town Administrator had posted the vacancies for the Golf Course Oversight Committee.

Mr. Cohen noted under the provision of the Home Rule Charter, he (Mr. Cohen) had the authority to make temporary appointments until the Town Administrator acts to fill those.

Mr. Cohen had reviewed the proposed appointments with Mr. Conley. Mr. Conley informed Mr. Cohen of his intention to permanently appoint:

David P. Baier
Peter A. Garland
Barbara A. Chinetti
Michael Dank
Edward Salamoff

The Board vote was split 2 to 2.

10. September 25, 2000: Golf Course Management
RFP: Report to Golf Course Oversight Committee and Interview

Edward Salamoff, Chairman of the Golf Course Oversight Committee made a presentation concerning the RFP process to select a management firm.

It was the unanimous decision of the Committee that the Town of Natick hire Sterling Management.

Mr. Cohen advised the Board that based on the review of the minimum qualifications, Sterling was the only proposal that met the minimum requirements.

Looking at criteria, the Committee learned that Sterling was the only one that technically met the specifications.

Mr. Cohen was looking for the Board's approval to move forward to negotiate a three year contract which would come back to the Board for approval.

Board voted to authorize Mr. Cohen to negotiate with Sterling Golf Management for a three-year contract to manage the Golf Course.

11. December 11, 2000: Golf Course Contract

Mr. Cohen reported he had reached a contract agreement with Sterling Golf Management. The contract had been reviewed with Sterling and Town Counsel and the fee was well within the proposed budget of the golf course.

Contract January 1, 2001 through December 31, 2003.
Fees Approved

1.	Grow in period to Opening day	\$125,000.00
2.	Opening Day to 12/31/01	\$259,300.00
3.	Contract Period 1/1/02-12/31/02	\$429,050.00
4.	Contract Period 1/1/03-12/31/03	\$443,700.00

12. January 22, 2001: Golf Course Update

Ed Salamoff, Chairman of Golf Course Oversight Committee, provided the Board with an update on the course.

Mr. Salamoff advised the Board as follows:

1. GCOC had selected a name for the course - "Sassamon Trace".
2. Grow in season was moving along, anticipate opening course in August.
3. Proposed fee schedule.

Mr. Cohen reported on the status of construction, clubhouse, issues with soil conditions.

Board voted to approve the logo and Sassamon Trace Name.

13. May 7, 2001: Design Services

Mr. Cohen updated the Board on the following:

1. Golf Course Clubhouse - Due to soil conditions, foundations could cost \$100,000.00.
2. Maintenance Building - The thought was a pre-fabricated building.
3. Estimated Costs of Facilities - \$700,000.00.
4. Anticipated Designer Fees - \$70,000.00.
5. Recommend GCOC serve as the selection committee.
6. Mr. Cohen would analyze the funds available from the remainder of the construction money.

The Board voted to establish a five person committee to review the architect proposal for the design.

14. June 11, 2001: Recommendations of Golf Course Clubhouse Design Selection Committee.

Ed Salamoff, Chairman of GCOC and member of Design Selection Committee, reported six proposals received.

After interviewing firms, the recommendation is to retain Weaver Associates.

The Board voted to approve the rankings and authorize the administration to negotiate a contract with Weaver.

15. June 18, 2001: Award Contract - Golf Cart Lease

Mr. Salamoff noted RFP was put out to lease 30 cars. There were three responses, only one met the bid specs. The Board voted to award the contract to Club Car.

16. August 20, 2001: Article 34 Board inquiry to Mr. Cohen if he had arrived at a figure. (Golf Course Clubhouse and Maintenance Building)
Mr. Cohen answer figures not known.

17. September 10, 2001: Board was advised Course opened on September 1, 2001.
18. November 5, 2001: Golf Course Oversight Committee: Update Golf Course
- Dr. Salamoff gave an updated on the course conditions, rounds played, revenues for greens.
- Maintenance Building is out for bid.
- Committee is delighted with Sterling Management.
- Opening in the Committee, Mr. Garland has resigned.
- Revenue was way above and way ahead of what was expected, money is deposited into enterprise funds.
- Award Contract: Golf Course Architectural Services
- Mr. Cohen noted Weaver Associates had signed contract.
- Board voted to approve contract.
- Mr. Conley was requested to provide Board with the projected revenue vs. the realized revenue for the golf course.
19. February 11, 2002: Golf Course Maintenance Facility Contract
- Mr. Ciccariello, a Board member, advised the Board he had met with the Oversight Committee to review the maintenance building.
- He recommended rejecting all bids and re-bidding.
- Board voted to reject all bids.
20. March 18, 2002: Article 21 - Amend Golf Course Bond - Maintenance Facility
- Mr. Palmer advised Board there was roughly \$230,000 - \$240,000 remaining for the golf course maintenance facility. The building can probably be brought in around \$350,000. He recommended Financial Committee add in additional \$100,000 to bond authorization.

21. April 8, 2002: Treasurer/Collector Award of Bonds

Treasurer/Collector Robert Palmer reviewed results of April 2, 2002 bid results for general obligation bonds, which included \$2,975,000.00 for the Golf Course.

In refinancing the bonds and reducing permanent financing, the total debt service is \$4,649,722.

Original debt projection was \$6,336,746.00 for net savings to the Town of \$1,687,024.00.

Article 21 - Amend Golf Course Bond - Maintenance Building

Mr. Palmer reviewed the Article concerning the maintenance building. Approximate cost \$350,000 raised by using existing money remaining in the golf course bond, taking \$119,000 from artery funds for construction of the cap and an additional \$100,000.

Board voted to support Article 21.

22. July 22, 2002: Golf Course Oversight Committee: Sassamon Trace Updates

Dr. Edward Salamoff, Chairman of GCOC, updated the Board as follows:

1. Overall condition of course is very good.
2. Maintenance Building - Mr. Ciccariello and Building Committee have downsized building.
3. Concerning play, spring season got under way. Play did not take off as hoped.
4. Committee is doing more advertising.
5. Based on a review of the actual revenues and expenses for Fiscal 2002, the Golf Course generated sufficient revenues to meet expenses and generated a surplus of \$40,551.00. The revenue surplus was generated as a result of an appropriation from the Stabilization Fund of \$200,000 and reduced expenses from a short season.

Mr. Palmer advised the Board based on early projections there could be a revenue deficit of \$250,000.

Mr. Palmer's handout showed a \$300,000 difference between projection and revenue.

23. September 22, 2002: Update on Sassamon Trace Golf Course

Chairman of Golf Course Oversight Committee, Dr. Edward Salamoff provided update as follows:

In May, Committee embarked on advertising and promotional campaign. Level of play elevated.

Mr. Palmer updated the Board on revenues.

Maintenance Building - Mr. Palmer and Mr. Ciccariello and Mr. Lemnios, Town Administrator, met and are reviewing design and options.

24. April 7, 2003: Jeffrey Phillips presented a Citizen's Report: Sassamon Trace Golf Course

Mr. Phillips outlined major elements of his concerns in the report to the Board

Mr. Lemnios, Town Administrator, advised the Board that in early March when the Finance Committee took up the issue of the golf course, a commitment was made to do an audit on the golf course.

Based upon discussions which took place, the Board voted to form a subcommittee consisting of Mr. Ciccariello as the BOS member and one member from Finance Committee and Golf Course Oversight Committee.

The Board voted to request an independent audit.

February 28, 1991

Edward Milch questioned how rubbish pickup every other week would work and asked if the landfill would be open to the public.

In response, Mr. Conley advised that he had approached the Selectmen about 4-5 months ago suggesting that the landfill had to be closed based on final grade requirements and limited capacity.

April 11, 1991

Mr. Sisitsky reminded the Board that he and Mr. Russell had appeared before them (Selectmen) in the late summer with a request to close the landfill down completely.

May 6, 1991

LANDFILL DECISION

Mr. Sisitsky distributed a handout dealing with the town's curbside pickup noting that he was before the Board seeking the Board's ratification of the policy. Referring to the handout, Mr. Sisitsky noted that most was already in place and the others would be in place following the Board's favorable vote. He explained that the idea behind the policy was to close the landfill for depositing trash and maintain the area fully as a recycling center with any trash taken to Millbury.

Continuing, Mr. Sisitsky noted that the landfill had simply filled up and the town had to maintain space for emergency purposes, snow dump, stump dump and compost area. He cautioned that the longer the delay in closing the landfill, the worse the problem was going to be.

February 3, 1992

SUBCOMMITTEE REPORTS

a. National Guard - Speen Street

Mr. Moran noted that he had been pursuing the possibility of some type of in lieu of taxes arrangement with the National Guard Site on Speen Street. In talking with the DPW Director and the Business Advisory Group, one idea being bantered about was the possibility of Natick receiving some of the ground coming out of the central artery project and stockpiling the earth at the railroad spur along the track. Then with National Guard help in transporting, using the earth to cap the landfill. Capping the landfill was an expensive project and the savings to the town could be in excess of \$2 million. Mr. Moran noted that he would be willing to pursue this idea with the National Guard to see if they were willing to work with the town on the landfill capping project.

Mr. Conley concurred that capping the landfill was an enormous cost and noted that one thing that made it so expensive was that the specs for the clay that served as a liner were so stringent. There was a substantial amount of material coming out of the artery project that could very well be clay that would meet the specs. If that were the case (clay that met the specs), and there was the convenience of the rail yard and the National Guard used as a storage area, the potential savings were enormous.

Mr. Dlott noted that it was a great idea. Mr. Willens, however, noted that in correspondence in which it had been stated that the Harbor Tunnel could not guarantee that it would be clean fill. He would hate to see Natick become a dump site. He would favor the idea if there could be a way of completely controlling the materials coming. Mr. Conley found Mr. Willens' point to be a good one, and noted that it was not being suggested that the capping be done with any fill from the third harbor tunnel. The earth being talked about was from the artery. He also noted that before Natick would find the earth acceptable, it would be worthwhile to pay a testing site.

Mr. Moran stated that he would draft a letter to General Quigley.

June 15, 1992

National Guard Depot Update (DPW feasibility study)

Mr. Sisitsky explained that the town has had previous conversations relative to using the National Guard Depot to stock-pile fill material from the Central Artery Tunnel Project. He explained that on May 29, 1992, the Massachusetts Highway Department sent a letter to cities and towns within the Commonwealth of Massachusetts requesting expressions of interest for use of Central Artery Tunnel excavated soil as cover in lined landfills. Mr. Sisitsky stated that preliminary analysis indicates it may be suitable for landfill closure not capping, depending on the material. He said that we are still waiting to hear from them.

Mr. Sisitsky explained that it was hard to report to the Board this evening because there are still a number of unanswered questions. For example, we do not know when the fill will become available or the quality of the fill itself.

March 22, 1993

SUBCOMMITTEE REPORTS

a. Big Dig -Landfill

Mr. Moran reported on a meeting held last Friday in Boston attended by Peter Zuk, Project Director for the Big Dig, Representative Stoddart, Senator Magnani, Patrick Moynihan, Deputy Transportation Commissioner, Donald Tata, Natick's consultant, Mel Willens and himself as well as several other members of the project. The meeting concerned the

possibility of using (to cap the landfill) material coming out of the central artery and tunnel projects. The material was clay, but did contain salt and would only be brought to Natick if it met DEP standards.

Mr. Moran noted that the excavation was an \$80 million project and material could be coming out for as long as six years. Within two weeks a contractor was expected to be selected, and the Town would then go to the contractor and try to get the best deal for Natick. Mr. Moran noted that the clay was highly impervious and that Mr. Tata had said that he would very much like to use this material (to cap the landfill) if possible. Mr. Moran also noted that Natick needed 90,000 square yard⁸ which was 11,000 truck loads; however, Conrail was bidding for the contract so there may be the possibility of having it (clay) brought out by rail.

Mr. Willens pointed out that at this point nobody knew if the town would be able to take it (clay) as the toxicity may be too much. In addition, the cost may be just as much as going out and buying real clay. Mr. Moran agreed that the town would only want the clay if it were safe and the town could save a little money.

8/1/94

Capping of landfill and property use plan

Mr. Conley said he anticipated having the landfill fully capped in 199[sic]

9/20/94

AWARD CONTRACT SOLID WASTE RELOCATION

Mr. Sisitsky explained that the trash at the landfill needed to be moved away from the wetlands so that when the cap was done, the capping would not be in the wetlands.

As recommended by the consulting firm Tata & Howard, the Board unanimously voted to award the contract for solid waste relocation to the low bidder George R. Cairns & Sons, Inc. of 21 Old Ferry Road, Methuen in the amount of \$192,450.

October 2, 1995

TATA & HOWRAD: UPDATE CAPPING LANDFILL

Donald Tata of Tata & Howard gave an overview of what has been happening with capping the landfill. He noted that the landfill's use has been discontinued and the Town was working with DEP to close it out. Several submitta¹s were required. A comprehensive site assessment and detailed assessment of ground water, gases, etc. was done on September 15th and the final design of the cap was now being worked on.

Mr. Tata noted this was a 34 acre landfill and the plan was to use clay from the Central Artery project. 110 cubic yards was asked for and Natick's stockpile was approved in

