

**TOWN COUNCIL WORK SESSION
JAMESTOWN GOLF FACILITY
February 26, 2018**

I. ROLL CALL

Town Council Members present:

Kristine S. Trocki, President
Michael G. White, Vice President
Blake A. Dickinson
Mary E. Meagher
Eugene B. Mihaly

Also in attendance:

Andrew E. Nota, Town Administrator
Christina D. Collins, Finance Director
Andrew J. Wade, Parks and Recreation Director
Lisa Bryer, Town Planner
Michael Gray, Director of Public Works

II. CALL TO ORDER

Council President Trocki called the work session on Jamestown Golf Facility to order at 6:03 p.m. in the Rosamond A. Tefft Town Council Chambers of the Jamestown Town Hall at 93 Narragansett Avenue.

III. WORK SESSION

- A) History of Golf Course Facility
 - 1) Purchased in 1986
 - 2) 2012 planning for repair/replacement
 - 3) 2016 Council approved Space Needs Program and location
 - 4) 2017 general layout, location and elevations
 - 5) May 1, 2017 Town Council supported preliminary design
 - 6) Oct. 16, 2017 Voted to approve Burgin/Lambert Proposal
 - 7) Feb. 26, 2017 review 50% Design and Cost Estimate

Lisa Bryer reiterated the purpose of both plans incorporates the public and golf shared space with two different approaches. She turned the presentation over to Bill Burgin.

Bill Burgin presented and explained the plans for the one story and two story designs with the building relocated by the first tee and the parking lot to the south. The one story design contains the Caddy Shack, bar, grill kitchen, golf check-in area, golf shop, miscellaneous storage, office space, Multi-purpose/community room, catering kitchen, and bathrooms for a total of 3579 sq. ft.

The two story design has a smaller footprint. The first floor incorporates all golf related space from the one story design turning the multi-purpose room into a bigger Caddy Shack/bar area. This whole space can be closed off to the general public if the second floor is being used. Only the first floor bathrooms would be accessible.

The second floor contains a large multi-purpose room, catering kitchen, seminar porch and meeting room for a total of 5,742 sq ft. The second floor is accessed either by stairs or an elevator. Both designs have a shielded golf cart parking area and a terrace.

Questions entertained from the audience included: ability of first floor to be closed off when there was a function on second floor (yes); if the wall in option #1 in the first floor multi-purpose room could be turned into a folding wall (no, cost prohibited, but more doors could be added); are first floor bathrooms accessible to second story during public events (yes); exterior treatment (wood shingles and asphalt roof); is cart storage open to the elements (no, roof and semi-open panels); will parking be managed so no two events will be scheduled at the same time (yes). President Trocki reassured the golfers that the golf operation will take priority over any use of public function space.

Councilor Meagher commended Mr. Burgin on a thoughtful and beautiful design. Councilor Mihaly commented on the need for public space. Councilor Dickinson said parking problems and conflicts would be a management issue.

Ray Iannetta asked if anyone has estimated how much revenue this could generate. Mary Meagher said whatever we make could be put toward the payment of the building but generating revenue is not the purpose of the public space.

Derrick Blackman worried that fundraiser tournaments and other golfing events would be impacted by community events happening at the same time creating parking problems and people milling all around the course and parking lot. President Trocki addressed this issue with reassurance that the town is not looking for a wedding venue. Community space would be used for parties, reunions, small weddings etc. mainly during the off and shoulder seasons. This building was always used as shared space in the past.

Mr. Nota asked Andy Wade to explain his plan for managing the Fort Getty space.

Andy Wade discussed his management organization plan during the peak periods at Fort Getty--including limited parking at the Pavilion, campers and RV visitors coming and going, boat dock launching, sailing camps, etc. all going on at the same time. His strategies for a successful operation are creative alternate parking options, extra staff and training sessions. He added that Narragansett and Newport have community spaces and some have no parking. The loss of the PAC club left us with no alternatives for the community.

Michael Montoya asked who would be responsible for cleaning and locking up after an event. Andy Wade responded that he has a dedicated staff for the pavilion during events and it would be the same for this facility.

Andy Nota was confident that the public space/golf facility would work with good management and communication.

Councilor Dickinson acknowledged the need for public community space.

Jane Bentley added the two story facility would create revenue and that delaying the project will just make the cost of the project escalate. She wanted the project to be done right the first time.

Pricilla Blackman said although she respects the architect and the work put into designing the building, mixing the two uses would not work. She asked if the present building could be renovated.

Councilor Meagher addressed the question saying the building has a foot print of 5,000 sq ft (10,00 sq ft for two stories) but would not make sense to renovate because of the problems with the foundation and rafters. In addition the cost would be about 2 plus million dollars and would not save money or give golfers what they would need.

Chris Powell noted the people of Jamestown wanted to buy this property as a golf course and it should only be used as such. He also commended Joe Mistowski on his dedication and hard work turning the course into a top flight course. Mr. Nota clarified the property use with the language from the original deed of easement stating "The Grantor desires to preserve said property in its present state in perpetuity for the benefit of the general public and, more particularly, for conservation, open space, and related public recreational purposes, as the same may be defined from time to time by the Town Council of the Town of Jamestown".

Joe Mistowski reported his revenue was down 22% because of the work on the Pell Bridge last June and worries how continuous work will affect future business. He also said interest in the sport is diminishing presenting a challenge for future management. His biggest concern is the condition of the course itself and more particularly the greens. He likes the two story option which better suits the needs of the golfers.

Peter Coble noted that the Mistowski's have turned this into a great golf course. Kevin O'Connor added they shouldn't lose sight of what the golf course needs to stay a premium course. Chris Powell said we need to support the grounds maintenance and infrastructure. Mr. Nota agreed that the course is superior and also acknowledged the good work of Michael Gray and the water department for supplying water for the course.

Mr. Nota added the financial perspective for the two story facility. A 25 year pay back would be just under \$200,000 a year which translates into 8 cents per thousand tax rate. With 20 years the cost would be around \$215,000 or 8-9 cents per thousand tax rate. The original bond has been paid off. The struggle in Jamestown to find a public space is finding a property with enough space for parking. This facility fits that need.

President Trocki asked for any further comments and reiterated that this was a work session so no votes could be taken. Mr. Nota said the next steps would be to consider these or other options and then to determine a “not to exceed” dollar amount for the construction of the facility. If it is going to be presented at the Financial Town Meeting a decision would need to be made as early in April as possible; the same timeline would be needed for a question on the November ballot because of all the necessary legal steps.

Councilor Dickinson expressed concern that the market will bear what it will bear. He asked three different people if they would be interested to bid on the lease and they responded “no” that the profit margin is too small. The market won’t bear what we want out of it.

Councilor White liked the placement of the building. We could build the one story option and use the other money to improve the golf course; or build the two story building because this option provides better space for the golfers and the community. He leans more for the two story option. We need to make a decision and should do it in the next month or two.

FTM date is June 4th, so we need the decision by end of March or early April.

President Trocki thanked everyone for their attendance and comments.

IV. ADJOURNMENT

There being no further business to discuss, the work session was adjourned at 7:55 p.m.

Attest:



Karen Montoya, Deputy Town Clerk

Copies to: Town Council
 Town Administrator
 Finance Director
 Solicitor