## **TOWN COUNCIL GOLF COURSE DESIGN PUBLIC WORKSHOP**

**November 7, 2016**

## **ROLL CALL**

Town Council Members present:

Kristine S. Trocki, President

Mary E. Meagher, Vice President

Blake A. Dickinson

Michael G. White

Thomas P. Tighe

Also in attendance:

Andrew E. Nota, Town Administrator

Lisa W. Bryer, Town Planner

Michael C. Gray, Public Works Director

William Burgin, Architect

Peter D. Ruggiero, Town Solicitor

Cheryl A. Fernstrom, Town Clerk

## **CALL TO ORDER**

Council President Trocki called the Town Council Golf Course Design Public Workshop to order at 6:08 p.m. in the Rosamond A. Tefft Council Chambers of the Jamestown Town Hall at 93 Narragansett Avenue.

## **PUBLIC WORKSHOP**

## **Jamestown Golf Course Design Public Workshop**

## Presentation by Town Planner Lisa Bryer, Public Works Director Michael Gray, and Architect William Burgin

Town Planner Lisa Bryer gave a PowerPoint presentation on the Jamestown Golf Course Clubhouse Facility. The Town purchased the golf course in 1986 for $2,100,000, and the property is protected by a RIDEM Easement. An aerial photograph of the facility (2008) was reviewed.

The presentation proceeded as follows:

History of the Study

* August 2011 – Structural Assessment of golf course building
* September 2011 – Golf Course Building Condition Report by Buildings and Facilities Committee – repair costs 70% of a new facility
* April 2012 – Golf Course Building replacement strategies developed

History of Public Participation

* April 30, 2012 – Presentation by Buildings and Facilities Committee Chair – replacement strategies
* January 22, 2013 – Presentation of Golf Course building conditions by Buildings and Facilities Committee – Outcome: Town Council committed to replace the building
* April 15, 2013 – Replacement Strategies for existing golf course facility reviewed – Outcome: Town Administration to move forward with RFQ to hire Architect
* October 30, 2013 – Town Council work session with Burgin/Lambert Architects to present schematic design – Outcome: confusion over use of space

History Continued – what happened after October 2013

* Organizational Assessment of the Parks and Recreation Department by Edward J. Collins, Jr. Center for Public Management
* PAC – Discussion of Community, Recreational and Cultural Arts Needs
* Community did not support funding for dedicated performing arts space; Referendum defeated

Goal

* Approve space needs and location for Golf Course building: golf course v community space
* Approve time table
* Develop budget based on program

Existing Building (from Building and Facilities Committee Report)

* 1905 Building currently un-functional
* odd shaped rooms; bathroom accessibility difficult
* Configuration does not take advantage of view
* Lack of storage and office for Caddy Shack; lack of storage for Carts and mechanical equipment
* limited outdoor dining for patron

Recommendations/Conclusions

* Cost to rehabilitate building at $1,200,000 still results in non-functional building
* New building $1,700,000
* Consider replacement building to accommodate golf course and community space
* Should be sited as far west as conservation boundary allows
* Additional unfinished space could be for “future” use
* Style should be “traditional shingle style” with focus on west porch and deck and entry way with fireplace

Public Works Director Michael Gray continues the presentation

Existing Golf Course site plan drawing (by Architect Burgin Lambert) reviewed

* Parking lot; Easement; B Golf Course building; C golf cart storage; A existing maintenance building; E temporary structure for equipment; D large equipment storage
* Equipment stored offsite as there is not enough storage space; goal is to have stand-alone operation with equipment storage onsite

Existing Building Use and Square Feet

* Golf Support Only – Total finished space 2,769 square feet; cart storage/event space (tent) 2,500 square feet; total Golf Support 5,269 square feet
* Community Space – Total Community Multipurpose space 3,550 square feet; Community porches/decks/terrace 4,060 square feet; Unfinished space 192 square feet; Total Clubhouse and Community space 9,329 square feet
* General storage – Equipment storage 1,233 square feet; Crawl space storage 280 square feet; Offsite storage 1,500 square feet

Building Location Considerations

* Ease of Operation – proximity to 1st Tee; reduces staff; feels this I the best location Take advantage of views
* Maintain view shed from street
* Take advantage of topography – move parking lot
* Site circulation
* Building D – equipment storage shed

Proposed Building Use and Square Feet

* Golf Support only – total Golf building finished space 1,900 square feet; Porches/Decks/Terrace 2,500 square feet; Golf Cart storage/Event space (open under roof) 2,500 square feet; Total golf support 6,200 square feet
* Community/Shared space – total Community finished space 1,650 square feet; Community porches/decks/terrace 1,200 square feet; Total finished space 3,550 square feet; Total porches/decks/terrace 3,000 square feet; Golf Cart storage/event space 2,500 square feet
* Total Clubhouse and Community Space 9,050 square feet – including golf cart storage/event space, not including basement/storage or un-programmed space

Preliminary Project Cost Estimates

* Building A Existing Storage Barn Renovations $20,000;
* Building B Proposed Clubhouse – Interior space (3,550 square feet x $350 per square foot) $1,242,500; Golf Cart/Event Space (2,500 square feet x $50 per square foot) $125,000; Exterior porches, decks terraces (3,000 square feet x $150 per square foot) $450,000
* Site – parking area/revised landscape $100,000; existing building demolition $30,000
* Total Project Estimate $1,967,500
* Building D Proposed Maintenance – Partial finished/unfinished (3,300 square feet x $110 per square foot) $363,000

Budget Considerations

* Lease – currently $175,000 annually
* Existing lease pays for $2,000,000 debt service

Next Steps

* Approve space needs program and location for facility – Golf Course support v community space in building; Estimated cost – agreement on budget
* Next steps – Finalize schematic plans; prepare bid documents and proceed to bid; award funding; award construction

1. **DISCUSSION/QUESTIONS AND ANSWERS**

Town Administrator Nota commented on the current lease. A plan must be approved by March/April for inclusion on FTM. The current operator recommended the proposed club hose location. Discussion ensued of potential safety issues and imminent repair costs.

Peter Coble of Narragansett Avenue asked for clarification of the building location and commented that the golf course was purchased as a golf course only.

Clifford Kurz of Wright Lane commented it is an assumption the performing arts space was rejected, but it was the purchase of the PAC that was rejected, not the concept.

Planner Bryer agreed it was the funding that was defeated.

Vice President Meagher commented the vote reflected that the people had more comfort with the current use of the Recreation Center for cultural arts activities.

Mr. Kurz stated that people who are involved with cultural arts should be included in the discussion to find an alternate location for those activities.

Vice President Meagher commented that there is space at the proposed golf course building that could be used for community oriented activities.

President Trocki stated this plan is being seen for the first time. It is important to view this as a golf course and how does this fit in with the larger community needs.

Discussion ensued that if the PAC facility and if the referendum had passed it would have been used for other community activities, but not cultural arts.

Discussion ensued of the intent of the golf course acquisition and what is specified in the deed. Audience members state a golf course is the only use specified.

Councilor White stated that we have gone through three political cycles, soon to be four, since this started in 2011. Other questions and discussions arose on this subject including a building dedicated to house the golf course with possible space that could be used by the community.

Vice President Meagher commented that once the PAC left there was discussion of where citizens go for a larger event.

President Trocki commented that this is a taxpayer asset and those who do not play golf may want to have access to the facility. All viewpoints are important.

Alma Davenport of Clinton Avenue asked what is included in the current golf course lease.

Town Administrator Nota stated the lease was extended for one year to next December and will change. The new lease will be driven by an RFP process. The Council will set the scope and there may be options. The first floor of the building has had various uses.

Ms. Davenport inquired about the porches and decks in the drawing. Public Works Director Gray stated in this concept is proposed to include outside. The shared space for a large room could be used for a larger gathering or used by the Town. What is proposed is smaller than what exists.

Ms. Davenport asked if this is the appropriate time to submit ideas for the community space.

Ms. Davenport asked if the lease will cover the debt service. Mr. Gray stated that is yet to be determined. We need to know what will be proposed before we know the budget. Presently the $175,000 lease revenue can support a $2,000,000 project. This is for discussion, and no decisions have been made, nor will they be made tonight.

Mary Lou Sanborn of Bay View Drive commented on funding and that detailed funding calculations are required.

President Trocki commented we are not even close to the detailed funding portion of the project, as we do not have a final plan. All of that information will be available prior to any decisions.

Councilor Dickinson stated the Town owns the golf course, and we have the obligation to provide a facility based on the lease. He feels the space for B and C should be maximized for space.

Discussion ensued of the maximum space for the use. The operator was involved with the design. Planner Bryer stated as decisions have not been made, the plans show space for alternate uses and what is necessary for the golf course.

Councilor White commented we have a deadline as there is a contract involved and we have a building that is deteriorating.

Parks and Recreation Director Andy Wade stated the Recreation Center has space for cultural activities and no group has been turned away. Having shared space at the golf course building would be beneficial to taxpayers and the Recreation Department and a well-rounded program.

Duncan Pendlebury of East Shore Road, member of the Building and Facilities Committee, commented this design seems like the logical outcome for everything we worked through. The Buildings and Facilities Committee started with what we hoped would be a holistic view of all of the community needs, and this is the logical outcome for the needs of the golf course.

President Trocki stated all agree this needs to be addressed and are committed to the project due to the conditions of the building.

1. **ADJOURNMENT**

There being no further discussion, the workshop was adjourned at 7:16 p.m.

Attest:

Cheryl A. Fernstrom, CMC, Town Clerk

Copies to: Town Council

Town Administrator

Finance Director

Solicitor