

GOLF COMMISSION MINUTES
OF
September 19, 2019 MEETING

ATTENDED: Dean Godek, Mario Tedeschi, Daniel Michael, Michael Dobise & Rich Hardina

GUESTS: Tom DiRico, Dan Shay, Mayor William Sapelli, Chris Johnson & Steve Buoniconti

Tom: The last three years of revenue

2017 \$77,643

2018 \$82,915

2019 \$104,252

It has been a 34% increase from 2017 to 2019.

I try to live by three principles Price, Condition and Service.

Mario:

Do we get paid for renting out the upstairs?

Tom:

We don't charge for clubhouse rentals it is included with the price of the outing.

Mario:

Can the register keep track of the clubhouse rentals?

Tom:

We have receipts for the outings but the register can't break it down like the new register downstairs. I would like to have a gift certificate that we can track. We need to get a register that can track gift cards.

Dan Shay:

See report. The town owns a lot of nice equipment for the golf course. A special thanks to Jeff Hulbert for the help and support he provides to us.

Steve:

Thank you having me at your meeting. I would like to discuss a cell tower lease. Verizon approached the town that a few locations were feasible for a cell tower. Agawam Golf Course was one of them. Needed to go through an RFP process. Tom made it possible for a site visit. The location they determined would be between the butler building and the 12th tee box close to the parking lot. It wouldn't impede on parking and the golf course operation. Two bids came in, Verizon cell and an outside contractor. The Verizon bid was suggested to the mayor.

The terms of the lease would be 25 years with 5 year increments. They would pay \$1,800 with a 3% cost of living adjustment. If additional providers we added to the tower 25% would be added to the lease.

Currently the town is paying by the month for public safety access to the towers. The police and fire would be included with the new tower at no cost.

Another reason Verizon was chosen is we figured they would be around for a while.

Recommendation:

- 1) To approve the tower at the golf course this would need final Council approval.
- 2) The monies from the lease where would they be appropriated. (Council approval)

Rich:

When would they start the construction?

Steve:

Most likely beginning of the summer. Still need to go through the permit process.

Rich:

How will this affect our parking during the construction?

Tom:

It will affect some parking but the project shouldn't take that long.

Mario:

A right away would be needed.

Steve:

A little road would be constructed to do maintain the tower.

Dan M:

How high is the tower going to be?

Steve:

Verizon 90ft tall approx. and the other vendor 120 ft.

Rich:

No finalized plans yet.

Dan S:

There is only one spot that it would fit.

Mario:

For the future how will this affect parking for more spots?

Steve:

The lower they go the land drops off and wouldn't be favorable.

Tom:

If it is possible for the fees to go toward the golf course it could really help our budget.

Steve:

The monies going back to the course would need council approval.

Johnson:

Water and sewer are enterprise funds; it would be up to the council.

Mayor:

You can request the monies be applied to the golf course.

Mario:

Can the monies be used to pay back the town for the help they gave us?

Johnson:

Verizon would still have to pay taxes to the town, public safety would be added to the tower and the golf course could receive monthly fees.

Mario:

What are other spots?

Johnson:

Private location not town properties. [T-Mobile](#) wanted cell tower years ago. The four golf

courses in town were recommended.

Tom:

What would be the longevity of the tower?

Johnson:

As long they are needed or until satellite takes over.

Dan Shay:

This would benefit the golf course and it could also pay back what we received in the past.

Tom:

Met with Verizon and I'm comfortable with the location and we also need a spot to be able to dump materials.

Mario:

Would we be negatively affected by the tower?

Mike:

It will help the community I can't see a reason to say no. What would be the downside?

Johnson:

Aesthetics.

Steve:

Not much of a downside public safety was a big issue.

Johnson:

Years ago when I was Mayor I was approached. Back then they paid more per month than they do today. We could have had a new maintenance shed. Federal legislation states you can't stop cell towers construction as long as they are in the right areas.

Mayor:

The down side is inconvenience and aesthetics.

Dan Michael:

Made a motion for the construction of the cell tower at Agawam Golf Course. 2nd by Mike Dobise. All were in favor. (Approved)

Mario:

Made a motion to have the monthly fees to be paid to the golf course. 2nd by Mike Dobise, all in favor. (Approved)

Johnson:

I believe the council members would support the monies going to the golf course. The course preserves open space; the property is approved for 132 homes. That would be more costly to the town.

Dan Michaels: made a motion to approve August 15, 2019 meeting minutes and 2nd by Mario. All in favor.

Please see attached flyer and reports

The next meeting TBA