

HARTFORD GOLF COURSE OVERSIGHT COMMISSION



Minutes

February 19th, 2020

Commissioners Present: Jeff Devereux -Chair, Gerry Gemmell -Vice Chair, Albert Gary, Dee Flowers, Juan Rivera, and Estela Segarra

Commissioners Absent: Michele Parrotta, and Jeremy Baver

Other Participants: Jim DelVisco, Michael Looney, Tom Hantke, Patrick Aldrich, Christopher Guilmette, Nancy Taylor Ross, Ewan Sherriff, Mark Dowd

The City of Hartford Golf Oversight Commission Monthly Meeting was called to order by Chairman Devereux at 6:00 PM, February 19th, 2020. Meeting held at the Department of Public Works conference room, 50 Jennings Road, Hartford, CT.

Minutes: Meeting minutes for January 15th, 2020 reviewed and approved with unanimous decision.

Reports:

Goodwin Park Golf Course Operations Update:

Mr. Aldrich provided operational updated for Goodwin Park Golf Course. Course officially closed with opening for the season targeted for April 1st, 2020 or earlier depending of the weather. Dredging on the pond in progress with projected completion date for late May, 2020.

Keney Park Golf Course Operations Update:

Mr. Aldrich provided operational updated for Keney Park Golf Course. Course officially closed with opening for the season targeted for April 1st, 2020 or earlier depending of the weather. He collected outing fees for upcoming season as well as some outstanding fees.

Mr. Aldrich also reported that Peter Seaman, Golf Operator and lead Golf Professional at Keney requested to be released from his contract. Mr. Seaman was offered a position at a Country Club in his hometown. The existing contract ends in a year and include only an assignment clause. The assignment for Goodwin will be implemented with Mr. Mentz, City's approval obtained. The contract assignment for Keney is in discussion with Connecticut PGA which will require the City's approval. Mr. Tom Hanktke, Executive Director of Connecticut PGA reports that there will be a meeting with their Board next week to seek approval and will provide feedback. He further discussed the process to provide a bridge for a smooth transition and operational consistency. A RFP will be developed has part of the solution and in the meantime Mr. Aldrich will provide additional support for Keney's operations.

Other Business:

Mr. Dowd reports that the City executed the maintenance contract with Guilmette's for a one year period with provisions for three years and re-negotiation required each year. Mr. Guilmette reported that full course maintenance will depend on weather conditions and in the meantime catching up on equipment preparation and staffing. Knox will begin ramping up the first or second week on March, 2020.

Updates provided for PGA Merchandize Show and evaluation of the golf carts for replacement. PGA Golf Course Business Symposium will take place on March 19th, 2020 at TPC/River Island- link to register sent to all, and PGA of America Annual Meeting scheduled to begin October 30th, 2020 in Hartford.

Golf Oversight Commissioners

Jeff Devereux, Vice-Chair; Jeremy Baver;

Doreth Flowers, Al Gary, Gerry Gemmell, Michele Parrotta, Juan Rivera, Estela Segarra

Ex Officio Members: Mayor Luke Bronin and Department of Public Works Director Walter Veselka

HARTFORD GOLF COURSE OVERSIGHT COMMISSION



Adjournment – Commissioner Devereux, Chair moved to adjourn the meeting, second by Commission Gary. The meeting was adjourned at 7:00 pm. The next meeting will be held on Wednesday, March 18th, 2020 at 50 Jennings Road.

Golf Oversight Commissioners

Jeff Devereux, Vice-Chair; Jeremy Baver;

Doreth Flowers, Al Gary, Gerry Gemmell, Michele Parrotta, Juan Rivera, Estela Segarra

Ex Officio Members: Mayor Luke Bronin and Department of Public Works Director Walter Veselka

HARTFORD GOLF COURSE OVERSIGHT COMMISSION



Minutes

May 20th, 2020

Commissioners Present: Jeff Devereux -Chair, Dee Flowers, and Estela Segarra

Commissioners Absent: Jeremy Baver, Gerry Gemmell -Vice Chair, Albert Gary, Juan Rivera, and Michele Parrotta

Ex Officio: Walter Veselka

Other Participants: Jim DelVisco, Mark Dowd, Tom Hantke, Patrick Aldrich, Ralph Sardeldo, Michael Looney, Nancy Taylor Ross,

The City of Hartford Golf Oversight Commission Monthly Meeting was called to order by Chairman Devereux at 6:00 PM, May 20th, 2020. Meeting of the commission held remotely due to COVID -19 restrictions and without a quorum.

Minutes: Meeting minutes for February 19th, 2020 reviewed. No motion made with no quorum.

Reports:

Goodwin Park Golf Course Operations Update:

Mr. Aldrich provided operational updated for Goodwin Park Golf Course: Pond dredging is mostly complete. Issue with the drainpipe connecting to other ponds has been fixed by contractor.

Golf fees in May are off to a good start, totaling over \$31K in the first 10 days. Golf Cart fees under \$4k and slowly growing, however below half the projections for May. This will continue to lag as the one cart per person policy and walking when possible is encouraged. Golf Range Fees are above projections for period at nearly \$4k.

The footing for the lighting project was installed and work will continue when the poles are in. Unfortunately, there will be a delay while waiting for the poles. Plans have been discussed with Tyler to adjust the fencing behind the clubhouse to hide the mechanical units and restaurant storage area. The Hangars expect to have its health inspections today prior to opening utilizing much of the out-door seating. Mr. Aldrich reports that hopefully they are in the final stages for Cart replacements as work with TCF representative continues.

Keney Park Golf Course Operations Update:

Mr. Aldrich provided operational updated for Keney Park Golf Course: The amount of play remained fairly strong due to out of state players, but Massachusetts Courses are reopening resulting in a reduction of tee times.

Green fees total \$42K as of May 12th ahead of projections with an overall total of \$177K that almost matches projected total through the month of May. The use of the practice facility has been mixed due to the weather, but Golf Range fees almost on track for May. Golf Carts have been available for about half the days in May with moderate used as walking is encouraged during these times. The course is slowly drying out in most areas and Golf Carts will soon be able to move more freely around most holes during play. Revenue is only 22% of projections and we will continue to be behind on this budget line item as the one rider per cart policy is in effect for another 2-4 weeks longer.

Discussions ongoing to allow family members and other approved pairings to start riding together. Informal league play starting to get more active.

Golf Oversight Commissioners

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HARTFORD GOLF COURSE OVERSIGHT COMMISSION



The Tavern at Keney Park begun “Go Service” and is planning for the opening of pout door dining in a few weeks.

A return to full operations due to COVID-19 will include a phased approach and guided by the State of Connecticut; CDC; The City of Hartford; Allied Golf Association; Connecticut Golf Association Best Practices and Guidelines. In the meantime several practices are in place such as limiting cart use to one rider, increase use of credit cards, rigorous sanitizing schedule, the use of PPE, as well as limiting the number of golfers on course. Also investigating the use of Golf Cart shields, additional information to come including cost. Any decision will require official approval.

Other Business:

Goodwin spring clean-up and irrigation system maintenance conducted by the Guilmette, and reported Knox employees in place.

Keney spring clean-up and irrigation system maintenance conducted and working to drain course to prevent flooding. The City’s Forrester to evaluate trees for removal. Knox employees in place.

Mr. Tom Hanktke, Executive Director of Connecticut PGA provided the following updates: CT PGA was assigned the last nine months of the Bridge Golf Professional Agreement. Mr. Ralph Sardeldo now manages the operations with several staff. Sub-contracting with Northeast Performance Institute for professional lessons. Retail operations in negotiation and improving signs for social distancing. RFP to find the next operator for Keney in progress with plans to finalize late fall to early winter. The process to date has been smooth and providing operational consistency.

Stolen golf cart located at a Country Club on Staten Island. DPW working with the City of Hartford Police Department to reclaim and will keep the commission posted on its progress.

Adjournment – Commissioner Devereux, Chair adjourned meeting at 7:10pm.

The next regular meeting is scheduled for June 17, 2020. In person or remote meeting will be announced prior and based on ongoing social distancing requirements.

Golf Oversight Commissioners

Jeff Devereux, Vice-Chair; Jeremy Baver;

Doreth Flowers, Al Gary, Gerry Gemmell, Michele Parrotta, Juan Rivera, Estela Segarra

Ex Officio Members: Mayor Luke Bronin and Department of Public Works Director Walter Veselka

HARTFORD GOLF COURSE OVERSIGHT COMMISSION



Minutes

June 17, 2020

Commissioners Present: Jeff Devereux -Chair, Dee Flowers, and Gerry Gemmell

Commissioners Absent: Jeremy Baver, Albert Gary, Juan Rivera, Estella Segarra, and Michele Parrotta

Other Participants: Jim DelVisco, Mark Dowd, Patrick Aldrich, Ralph Salito, Michael Looney, Nancy Taylor Ross, Matt Guilmette, Rickie Hellner

The City of Hartford Golf Oversight Commission Monthly Meeting was called to order by Chairman Devereux at 6:09 PM, June 17th, 2020. Meeting of the Commission held remotely due to COVID -19 restrictions and without a quorum. Jim DelVisco provided guidelines for conducting the meeting remotely including the documentation, and recording guidelines as well as the on-line posting of same.

Minutes: Meeting minutes for February 19th, 2020, and May 20th, 2020 reviewed. No motion to approve, no quorum.

Reports:

Goodwin Park Golf Course Operations Update:

Mr. Aldrich provided May 2020 operational updated for Goodwin Park Golf Course:

The last week of May was very busy resulting in Green Fees revenue of \$ 93K, increased from 58% to 62% above projections for the month. Golf carts usage continues to improve with revenue of \$19K, an increase of 82% from 73% above monthly projections. Golf Range Fees continue to stay strong with over \$9K collected to date for June and well over the projection for this period. Rounds ahead of season projections as well as Driving Range activities. Procurement of new Golf Carts was approved in Committee and await City Council's approval with plans to route contract in a timely manner to obtain the Mayor's signature. Once contract is executed the hope is to move plans for August delivery to July 2020. Report that The Hanger Restaurant door was hit by a golf ball skulled on #18. A message has been left with the City Facilities Superintendent and hopefully he will be able to schedule repairs soon.

Keney Park Golf Course Operations Update:

Mr. Aldrich provided operational updated for Keney Park Golf Course:

Green Fees revenues \$131K for May and above projections, and in concert with an overall total of \$266K which exceeded the projected total through May by 47%. The use of the practice facility has been steady and Golf Range Fees finished close to projections in May. Golf Car usage continues to increase, and revenue for the month came in about 60% of projections and an improvement over April's results. Cart Fees down due to COVID 19. Greens have almost fully recovered from the aeration process, and gathering sizes for groups and outings continue to be updated with expectations for shotgun style starts sometime in July. In the meantime there are a few Tee time style outings with a few more schedules in June.

Phased-in reopening of Operations:

For both Courses cart usage continue to require the use of mask, unless from the same family unit. Require drivers to remain the driver for the entire outing. To begin shoot gun start which will increase the outing numbers and also possibly move many groups to an earlier date. in door dining of 50% capacity, meetings and events 25< people. Outdoor dining in discussion with restaurant manager for capacity guidelines, Kenny

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HARTFORD GOLF COURSE OVERSIGHT COMMISSION



Clubhouse upstairs will be reopen. Club Shop open 11:00AM – 5:00PM and requesting all patrons to wear mask and use available hand sanitizer. Cleaning schedule in place for bunker rakes, flag sticks, and benches, and continue to ask Golfers to provide their own water.

Other Business:

Guilmette's Maintenance Reports:

Goodwin spring clean-up done, and in regular maintenance schedule. Fairways and Greens aerated, Greens top dressed and Tees will be aerated in the coming weeks. Ongoing repairs of irrigation system continues. Currently have three Knox employees, one started on June 17, 2020, and another will start on Monday June 22nd, 2020 which will bring count to a total of four employees.

Keney Spring clean-up is done, and in regular maintenance schedule. Fairways and Greens aerated, Greens top dressed, and irrigation system charged. Drainage has been a main focus this spring, and drainage has been repaired by the 18th Tee and 16th Tee and between 8 and 9. Drainage behind the 6th Green has been fixed by unclogging the drain line. There are still other areas to be addressed. Currently have three Knox employees, with one scheduled to start week of June 14th, 2020, which will bring count to a total of four employees.

Chairman Devereux requested additional budgetary information for next meeting and discussed finding replacements for two Commission members

Adjournment – Commissioner Devereux, Chair adjourned meeting at 6:45PM.

The next regular meeting is scheduled for July 15, 2020. In person or remote meeting will be announced prior and based on ongoing social distancing requirements.

Golf Oversight Commissioners

Jeff Devereux, Vice-Chair; Jeremy Baver;

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Ex Officio Members: Mayor Luke Bronin and Department of Public Works Director Walter Veselka



July 8th, 2020

Calendar Year 2020 Report

Goodwin Park - June Actual and Budget numbers listed through 6/30								
	June 2020 Actual MTD	June 2020 Budget MTD	\$ +/-	%	YTD Actual	YTD Budget 2020 Budget	\$ +/- 2020	%
Green Fees + S. Passes	\$92,741.23	\$64,307.52	\$28,433.71	144%	\$267,995.73	\$161,333.72 \$410,000.00	\$106,662.01 \$142,004.27	166% 65%
Cart Fees	\$35,180.50	\$27,588.91	\$7,591.59	128%	\$65,094.49	\$66,385.82 \$170,000.00	\$1,291.33 \$104,905.51	98% 38%
Range Fees	\$11,739.00	\$8,000.00	\$3,739.00	147%	\$27,114.00	\$19,250.00 \$50,000.00	\$7,864.00 \$22,886.00	141% 54%
Rounds	5,872	4,251	1621	138%	15576	10,228 25,500	5,348 9,924	152% 61%
Totals	\$139,660.73	\$99,896.43	\$39,764.30	140%	\$360,204.22	\$246,969.54 \$630,000.00	\$113,234.68 \$269,795.78	146% 57%

General Items:

The Hangar Restaurant reported that June was a very busy month and a check for rent will be available on Friday.

Golf Items:

June was again a very busy month with the good weather. Green fees totaled nearly \$93K, and were 44% above projections.

Golf car use increased again, and the \$35K total was 28% above projections for the month. The move back to using two riders per cart has seen very little customer pushback.

Golf Range Fees continue to stay strong, with over \$11K collected this month, 47% above projection.

Closures:	No Carts:	Course Closed:
May	3	0
June	0	0
July		

August		
September		
October		



July 8th, 2020

Calendar Year 2020 Report

Keney Park - June Actual and Budget numbers listed through 6/30								
	June 2020 Actual	June 2020 Budget	\$ +/-	%	YTD Actual	YTD Budget 2020 Budget	\$ +/- 2020	%
Green Fees + S. Passes	\$133,439.23	\$97,425.05	\$36,014.18	137%	\$400,074.39	\$275,180.63	\$124,893.77	145%
						\$670,000.00	\$269,925.61	60%
Cart Fees	\$37,886.69	\$37,898.75	\$12.06	100%	\$57,594.41	\$89,397.96	\$31,803.55	64%
						\$234,000.00	\$176,405.59	25%
Range Fees	\$6,778.00	\$8,125.00	\$1,347.00	83%	\$16,069.00	\$15,375.00	\$694.00	105%
						\$50,000.00	\$33,931.00	32%
Rounds	5,577	4,033	1,544	138%	13,836	9,075	4,761	152%
						24,816	10,980	56%
Totals	\$178,103.92	\$143,448.80	\$34,655.12	124%	\$473,737.80	\$379,953.58	\$93,784.22	125%
						\$954,000.00	\$480,262.20	50%

General Items:

The weather was again very good this month, with only a few days late in the month where play was interrupted by afternoon thunderstorms.

The course conditions, and especially the greens, continue to be in good condition and get good reviews from both regulars and new visitors. The course did get very dry in June, and some of the fescue grass blends are browning out as expected. Although water is being used sparingly, water bill in June will likely be the first high one for the season.

Drainage work between the 8th and 9th holes has been completed, and in the future areas on 5, 10, and 12 tee will be addressed. There is also a plan to treat a few tees on the back nine to improve water penetration to alleviate some hard areas.

The City Forester visited the course and has arranged for about 12 dead trees to be removed from various places at the course. Some of them are safety issues and those will be worked on first.

The first shotgun start event of the year will be held on Sunday July 12th, as the Players Club will host an ABCD followed by lunch. This will be a good practice run for both the golf restaurant staffs as we look to host outings later in the year.

New Golf Car policies received a small amount of pushback as discussed a month ago, but overall golfers seem happy to go two on a cart.

Golf Items:

Strong Green Fees revenues continue to be seen, the total of \$133K for June is well ahead of projections. In concert with that, the overall total of \$400K exceeds the projected total through June by 45%.

Use of the practice facility has been steady and Golf Range Fees finished close to projections in June and are matching the seasonal projections.

Golf Car usage continues to increase, and revenue for the month was right at projected levels.

Closures:	No Carts:	Course Closed:
May	5	0
June	0	0
July		

August		
September		
October		



PGA

Connecticut Section