

Amsterdam Municipal Golf Course Commission Meeting

March 11, 2025

4:30 pm Muni Pavillion

Attendance: Bill Dzierson, Dan Quatrini, Chris Sherlock, Megan Podraczk, Jim Martuscello, Chris Carpenter, Joe Carville, 4 public, 1 media

Public Comment:

- Matt Nazadoski asked when the new clubhouse will be open.
- Donna Decker asked if there can be food and beverage in the pro shop building.
- Lou Deal pointed out that the website is not up to date.

Concessionaire Report:

- Megabites proposed contract is for seven days a week. Open 8am-6pm with the possibility of special evening event hours. Food and beverage service from the existing pavilion at the course before moving into the new clubhouse upon its construction later this year. The pavillion will continue to be used for tournaments and large parties.
 - The Common Council will vote on the contract next week.
 - The agreement running from April 1 through Dec. 31 would be split into two periods.
1. April-opening of clubhouse-monthly rate of 5% of the total gross revenue collected from food and beverage services. The lower rate for the initial contract period reflects the potential impacts on business during construction of the clubhouse until it's ready to open and the expense involved in staffing the pavilion, which she estimated at anywhere from \$400 to \$700 a day.
 2. Clubhouse opening-end of term- Megabites would lease and operate the new clubhouse at a monthly rate of 8% of the gross revenue collected from food and beverage services or a minimum payment of \$5,000 in the event gross revenues fall below that sum.
- The agreement also permits Megabites to lease a beverage cart at its own expense in order to provide service out on the course.
 - The city would be responsible for facility maintenance and any required repairs, as well as garbage collection. Megabites would be responsible for daily upkeep, cleaning, supplies and utilities. The city would take over responsibilities for cleaning and maintaining restrooms at the pavilion when the clubhouse opens for business.
 - The agreement requires the city to install signs on the pavilion to the restaurant and bar, pro shop and restrooms inside.
 - City agrees to improving hot water capacity, addressing issues with exterior entrances and improving the floors in and around the restrooms targeted for completion by April.
 - Construction contracts require the clubhouse to be substantially complete and ready to open by Aug. 1.
 - Chris Sherlock asked for clarification on a section of the contract related to the ability of Megabites to sell merchandise at the course. Bill Dzierson noted prior approval is required to sell any items bearing the course logo.

Maintenance Report:

- Brightview has been out on the course preparing for the season. Alex is pleased with how the course is looking. He is excited to see so much green and feels that the greens and turf wintered well.
- Staff have been working all winter rehabbing equipment. It was mentioned again that key pieces of equipment are very old and need to be replaced. They have been nursing them along as best they can. Brightview made this request several months ago.
- The access path used to drive the low profile green mowers onto the course needs to be smoothed out to avoid risking damage to the equipment cutting grass to just over one-tenth of an inch during the season.
- Maintenance building had a tough winter. Roof has a leak in it, the septic tank has a crack in its cover. Both of these issues should be addressed sooner rather than later. Heat tape for roof was suggested, there was a lot of snow on it this season.
- Machines - our core harvester is in bad shape and could be on its way out. May need to look into replacing this piece of equipment.
- Asked about ceiling fans for the barn, as the circulation of air helps keep the hydraulic lines from drying out.

Golf Pro Report:

- 40 new [golf carts](#) (this brings the fleet to 60) to be delivered in April has Carville developing plans for
- Joe is developing a system for signing out carts to track users and to check for damage.
- Fore up runs our website. Joe will contact them to get it updated.
- Practice range is ready to go: Ball dispenser, shack, washer all down there. American flags for the range green. Mats can be used but turf is available and pretty flat. Tokens from the proshop to use in the ball dispenser.
- Joe and Scott will finalize the budget this week. Plan on being more transparent with the public with where we stand. Joe will report monthly.
- Fairway IQ was rejected-Joe was hoping to use that to monitor the carts and speed of play but we will have to come up with a different plan.
- New course signage will be ordered and placed around the course.
- New tee colors will be used. These will be non gendered and golfers are encouraged to play the tees that fit their game according to USGA play if forward guidelines.
- Parking situation-we can't use the upper lot during construction. This eliminates a lot of spaces. Joe is going to establish a bag drop and shuttles for large tournaments.
- Joe said that it is a goal this year to provide transparency and updates regularly on how the course is doing.

Next Meeting: April 8, 2025 4:30pm Muni Pavillion

Respectfully submitted,
Christine Sherlock