

**OAK HILLS PARK AUTHORITY
MEETING MINUTES
December 20, 2012**

PRESENT: Bob Virgulak, Chairman; Mike Corsello, Vice Chairman; Pat Williams; Bill Kementzides; Paul Cifatte; Ernie Desrochers; Shannon Giandurco; Stephanie McLaughlin and Clyde Mount.

STAFF: Shelly Guyer, Executive Director and Ed Ruiz, Golf Pro.

ABSENT: None.

INTERESTED PARTIES: Walter Englert, CPA.

CALL TO ORDER

Mr. Virgulak called the meeting to order at 7:00 p.m.

ACCEPTANCE OF MINUTES

Mr. Virgulak asked the Authority Members to review the minutes from the November 15, 2012 meeting.

****MR. CIFATTE MADE A MOTION TO APPROVE THE MINUTES OF THE NOVEMBER 15, 2012 MEETING.**

****MR. MOUNT SECONDED THE MOTION.**

****THE MOTION PASSED UNANIMOUSLY.**

PUBLIC COMMENT

The Oak Hills Park Authority introduced themselves to the public.

Mr. Guyer entered into record written comments that Kevin Kane's submitted via email to the Oak Hills golf office. **(SEE ATTACHED COMMENTS).**

****MR. DESROCHERS MADE A MOTION TO ENTER THE WRITTEN COMMENTS OF KEVIN KANE AND PAUL CANTOR INTO THE RECORD FOR THE AUTHORITY TO REVIEW AND DISCUSS IN DUE COURSE.**

****MR. MOUNT SECONDED THE MOTION.**

****THE MOTION PASSED UNANIMOUSLY.**

Paul Cantor then summarized his written comments **(SEE ATTACHED COMMENTS).**

Yvonne Lopaur stated that when the residents of Norwalk established the Oak Hills Park Authority they graciously agreed to allow the Authority to build a golf course on two conditions – the course should not cost taxpayers a dime and Park land be set aside for people who wanted to enjoy walking and other activities. She stated that the golf course must pay for itself. Ms. Lopaur commented that if golf demand has declined then there is no justification for building a range. She stated that on the other hand if the Authority has mismanaged the golf course then the issue should be corrected.

Frank Bisceglia stated that a year ago he asked what Mrs. Giandurco's plans were to market the golf course in order to increase the golf rounds. Mr. Bisceglia noted that at the time Mrs. Giandurco

replied that she couldn't market Oak Hills golf course until the rates were established. He noted that the rates have been established for almost a year and none of his friends in Wilton, New Canaan, and Darien have ever seen Oak Hills advertising to their communities.

Jane Walters noted that after reading recent letters to the editor and opinions in the local newspaper she would like to comment on the idea of building a driving range. She stated that she served as an Authority Member the last time a driving range was proposed and at the time it required reconfiguring the golf course which she personally was not in favor of. She stated that the newly proposed driving range is in an area that she believes would be conducive to the course and the neighbors. She supports the driving range proposal as she feels it is needed and necessary for the financial well-being of the course. She stated that as a local realtor it is her job to highlight Norwalk's advantages especially since residents are moving out of Norwalk in droves due to the declining reputation of the Norwalk school system. She tries to convince the people to buy in Norwalk so she uses recreational facilities such as the Oak Hills golf course, beaches and tennis center to do so. She noted that non-golfers may believe that a driving range is frivolous but she asked the residents to understand that the neighboring towns run successful driving ranges.

Mrs. Walters stated that the Park does have walking trails but on numerous occasions she has seen people walking on the course which is dangerous but this is pointed out to them the walkers have yelled her. She noted that it is called Park but it is a golf course and should be maintained as such. She is confident that the Authority will follow the city policies and procedures set in place to entertain the construction of the range including meeting with the public. She looks forward to hitting balls at the new driving range.

Scott Kimmich stated that he was here 12 years ago discussing building of a family/golfer friendly restaurant and chipping green of which there is now neither. He questions the Authorities past decisions. He noted that the City loaned the Authority about \$2.5 million to build the restaurant and asked to know what the balance and how much interest and principal has been paid. He stated that a driving range open at night with lights will not be tolerated by the neighbors nor will publically subsidizing a golf course at a time when the City is cutting programs for school children.

Kate Pepper stated that at this time it is most unwise to use tax payer money to construct a driving range when it could be better used in the school system.

Diane Lauricella commented that her objective as a citizen is to ensure that the public process remains open and transparent for the citizen of Norwalk because they own the Oak Hills Park. She read an Norwalk Hour editorial dated August 5, 1999 called "Out of Bounds" concerning the fight against the previous driving range. She stated that the Authority must be willing to listen to the citizens and taxpayers that own the Park because the citizens have a vested interest in the Park. She stated that a 1999 economic analysis calculated that the driving range had to bring in \$40,000 a month and be open yearly 7 days a week but due to the weather in New England that objective would be impossible so the range actually have to make more than that daily. She asked the Authority that they not pretend that they are listening to the public but to please pause and include the public in the RFP.

Tom Vorio, the golf course superintendent at Oak Hills golf course, announced that he has resigned his position at Oak Hills effective January 1, 2013. He stated that he is has just completed his 7th and most rewarding season. He is not disgruntled and has enjoyed working at Oak Hills golf course but has decided to pursue other career options. He thanked both present and current Oak Hill members for their trust and he has agreed to consult on the course as much as needed.

Nancy McGuire stated that when they moved to Chipping Lane they were told that the area in question was a bird sanctuary with walking trails. She noted that if the trails are there they are not maintained. She feels that the most important point should be who will use the golf range is the demand for has declined? She thinks the neighborhood will be spoiled if the proposed area is turned into a driving range.

Betsy Wrenn stated that the Authority had to have a fabulous restaurant which they said would make all the difference in the world. She stated that she sees the proposal to build a drive range as a huge gamble. Mrs. Wrenn commented that it sounds like a bad plan to spend money that is not available, destroy valuable environment, create traffic and noise, degrade the neighborhood all to maybe save the golf course.

Bill Wrenn thanked the Authority for their public service. He stated that he loves Oak Hills Park but is as opposed to the proposed driving range as he was in 1999. He noted that about 12% of the national population are golfers and tennis players and so he wanted to know how the Authorities plans to serve the other 88% of the population. He stated that the trails exist but the signs are no longer there so people do not know where the trails start and so they cannot use the trails to walk or bird watch. He suggested that the Authority get creative and work with the City to provide a good golf course as well as other recreation for the other residents.

Diane Cece spoke to the public meeting process and public information procedures. She inquired why the police department has sent two armed police officers to the meeting and noted that she sees this is a subtle form of public intimidation.

She noted that it has become public information that Mr. Vorio is now the source of some rather serious allegations against the Oak Hills Park Authority regarding the operations of the golf course. She stated that his comments were shared with the Common Council Members. She stated that she is also calling for an investigation into Oak Hills Park Authority operations specifically the handling of the public information such as the bid process and its financial management.

She hoped that the investigation does not find that Mr. Vorio's resignation was in effect due to these allegations that have come to light today. She advised Attorney Avery that the public would like to know if Mr. Vorio's letter of resignation refers to the allegations or if any documents related to his resignation suggests that his resignation is contingent upon he not pursue the allegations. She continue by stating information she'd heard through a source regarding an Authority ad hoc committee having determined that the range would not be the answer to its financial woes.

Bruce Kimall stated that he was on the Common Council when the issue of a driving range was first discussed and he was against that proposal. He stated that information regarding the new driving range proposal has come to his attention which has left him with these impressions: the Authority is working closely with Mr. Bob Barron the Director of Management and Budget; the proposed driving range will not be lit nor will it be open at night; and the proposal should not cost taxpayers any money and so it appears that it is entirely different concept from the 1999 proposal. He stated that the Common Council, Taxation and Board of Estimate member would appreciate being made aware of the differences in the proposals.

Dave Watts, councilmen, commented that as a public official he wants to reiterate that the public's concerns are valid and they should be treated with respect.

PRO'S REPORT

Mr. Ruiz thanked the public for attending and regrets to hear of Mr. Vorio's resignation. He advised the public that he became the golf pro at Oak Hills this season and he operates as an independent contractor for Oak Hills Park Authority. He noted that he works independently but with the Authority Members and the Oak Hills staff to increase revenue, build customer service, preserve and upgrade the course systems, and build and promoted the game of golf through junior golf programs and in the local communities. He noted that he is available to discuss initiatives any time.

SUPERINTENDANT'S REPORT

Mr. Guyer advised the Authority that despite the golf course being saturated there are still a decent number of golfers interested in playing.

He reported that the crew is still working to remove tree logs after storm Sandy. He noted that there is a skelton crew on hand. He noted that Oak Hills would switch to temporary greens around January 7, 2013.

Mr. Guyer reported that in digging the irrigation line for sewer excavation near the snack shop the contractor broke the domestic waterline which will have to be replaced. He reported that recent landscaping and capital projects have been completed or are still in the works. He noted that the 4" sewer main pipe has been completed and the contractor encountered a minimal amount of ledge.

EXECUTIVE DIRECTOR REPORT

Mr. Guyer reiterated to the Authority that due to storm Sandy the course lost an entire weeks revenue which is the primary reason November rounds are down significantly.

He advised the Authority that revenue through December 21, 2012 is up \$13,500 over December 2011 which was \$0 because the course was closed.

He stated that he and Mrs. Williams will discuss and recommend a fee schedule for the Authority. He expects the Authority will hold a public hearing in mid-January. He noted that once the fees are finalized Oak Hills can start selling and renewing golf cards.

Mr. Virgulak mentioned that the course was closed early last year but it will remain open this year in order to raise as much revenue as possible.

Mr. Desrochers asked Mr. Guyer if the sales analysis could be formatted to show annual numbers for next months meeting. Mr. Guyer replied that he would do that.

COMMITTEE REPORTS AND DISCUSSION

Tennis / Restaurant Liaison Committee

Mr. Cifatte reported that the tennis facility was shut down for the year the Monday before Thanksgiving. He noted that the tennis vendor would start a new lease in April 2013 and pay \$200,000 compared to \$160,000 during the last lease.

Mr. Cifatte stated that the restaurant will be under old business.

Greens, Facilities & Water Use Committee

Mr. Kementzides had no report.

Finance Committee

Mrs. Williams had no report.

Legal Committee

Mr. Corsello stated that Mr. Riccio (Quattro Pazzi/Rolling Greens LLC) the current restaurant lessee have always paid the rent in a timely manner. He stated that they have a right under their contract lease with Oak Hills Park Authority to sell their lease and so they have sought to do that over the past few years.

Attorney Avery spoke to the fact that RM Staffing (Terrace Green) had tried to buy the lease from Rolling Greens but the sale did not go through. He reported that at the same time he has been negotiating for Oak Hills an extension on the current lease thru 2015 in order to secure rent increases after 2015. Attorney Avery stated that Rolling Green has found a new buyer, AV Management LLC., and introduce the new owners, Amar Condouri and Vincent LaFoot. He reported that they have extensive restaurant credentials and experience particularly at golf courses. He noted that AV Management has satisfied the Authority who feel they are capable to operating golf course restaurants. He noted that the restaurant will be their sole restaurant operation. He explained that they will sublease from Rolling Green who will continue to be responsible for the rent.

Mr. Desrochers asked the owner of AV Management to speak on their vision for the restaurant. The gentlemen who will name the restaurant Oak Hills Restaurant on the Green, provided a summary of their experience and intentions to serve the golf players, provide family and a community establishment in Norwalk.

Mr. Virgulak stated that the Authority Members feel confident that these gentlemen are capable and will meet the requirements of running a restaurant at Oak Hills Park. He stated that the Authority has built in very stiff monetary penalties if they do not meet their contractual requirements and fulfill the needs of the golf course. Mr. Corsello agreed and noted that Rolling Green is confident in AV Management experience or they would not have entered into a subsequent sublease with them.

****MR. CORSELLO MADE A MOTION TO APPROVE THE ASSIGNMENT/SUB-LEASE OF THE EXISTING LEASE WITH ROLLING GREEN AND THE OAK HILLS PARK AUTHORITY TO AV MANAGEMENT.**

****MR. CIFATTE SECONDED THE MOTION.**

****THE MOTION PASSED UNANIMOUSLY.**

****MR. DESROCHERS MADE A MOTION TO AUTHORIZE ATTORNEY AVERY TO CONTINUE TO NEGOTIATE THE TERMS OF AN EXTENDED LEASE WITH AV MANAGEMENT.**

****MR. CORSELLO SECONDED THE MOTION.**

****THE MOTION PASSED UNANIMOUSLY.**

Marketing Committee

Mrs. Giandurco stated that the 11th hour delay on the fee rates last year caused some issues but she, Mr. Ruiz and Mr. Guyer are all on board, systems are in place and they are ready to move forward. She stated that she is working on a formal monthly plan to market the golf course, the restaurant, and the golf pro.

Mr. Mount advised the public that last year they had neither the money to spend on marketing nor a functioning course and restaurant. He commented that they plan to try and open the course between February and April 2013.

Human Resource & Policy Committee

Mr. Mount noted that Mr. Vorio resigned after on-going discussion over the last 12 days. He expects to start a search for a new golf superintendent with the help of Mr. Vorio. He thanked Mr. Vorio for all his hard work to improve and maintain the course.

Master Plan Committee

Mr. Mount stated that he would schedule a meeting for the end of January and invites residents, developers and community involvement. He reported that the two weeks ago West Norwalk Association visited the course to view the new site for the proposed driving range.

OLD BUSINESS

Mr. Virgulak advised the public that the Authority will work with Mr. Foley to prepare an RFP within the next couple of months and hold a public hearing where the public can ask questions and make comment.

He stated that the proposed site of the new driving range location is tucked away and not intrusive, the operator will be required to put up a performance bond, limit the terms of the lease, not install lights and cost burden to construct the range will be on the contractor not Oak Hills. He mentioned the other recreational ideas that have been discussed or suggested.

****MR. DESROCHERS MADE A MOTION TO AMEND THE NOVEMBER MOTION TO MOVE FORWARD WITH AN RFQ AND INSTEAD PREPARE AN RFP TO BUILD A DRIVING RANGE.**
****MR. CORSELLO SECONDED THE MOTION.**
****THE MOTION PASSED UNANIMOUSLY.**

The Authority and the public discussed formalizing a plan to prepare the RFP.

NEW BUSINESS

None.

EXECUTIVE SESSION

The Authority took the executive session off the agenda.

ADJOURNMENT

The Chair entertained a motion to adjourn the meeting at 8:30 p.m.

****MR. DESROCHERS MADE A MOTION TO ADJOURN THE MEETING.**
****MR. CIFFATE SECONDED THE MOTION.**
****THE MOTION PASSED UNANIMOUSLY.**

Respectfully submitted,
Sheila Dravis

OAK HILLS SALES ANALYSIS NOVEMBER 2012

<u>Description</u>	<u>Nov 2011</u>	<u>Nov 2012</u>	<u>Inc/(Dec)</u>	<u>YTD 2011</u>	<u>YTD 2012</u>	<u>Inc/(Dec)</u>
Total Revenue Rounds	1,730	983	-43.2%	19,306	18,422	-4.6%
Total Non Revenue Rounds	<u>151</u>	<u>26</u>	<u>-82.8%</u>	<u>1,329</u>	<u>168</u>	<u>-87.4%</u>
Total All Rounds	1,881	1,009	-46.4%	20,635	18,590	-9.9%
 Total Carts	 873	 425	 -51.3%	 10,794	 10,785	 -0.1%
Total Golf ID Cards	0	1	n/a	256	139	-45.7%
Total Gift Cards	17	6	-64.7%	100	83	-17.0%
 Total \$ Revenue Rounds	 \$38,989	 \$24,321	 -37.6%	 \$515,989	 \$506,727	 -1.8%
Total Carts \$	\$11,605	\$6,172	-46.8%	\$161,972	\$162,682	0.4%
Total Golf ID Cards \$	\$0	\$45	n/a	\$14,555	\$10,380	-28.7%
Total Gift Cards \$	\$1,289	\$585	-54.6%	\$9,744	\$4,902	-49.7%
	\$51,883	\$31,123	-40.0%	\$702,260	\$684,691	-2.5%
 Resident Adult 18 Rounds	 736	 353	 -52.0%	 7,566	 6,126	 -19.0%
Resident Senior 18 Rounds	457	207	-54.7%	4,189	4,168	-0.5%
Resident Junior 18 Rounds	9	19	111.1%	623	342	-45.1%
Resident Golf T 18 Rounds	0	0	0.0%	0	8	0.0%
Resident Empl 18 Rounds	59	63	6.8%	687	598	-13.0%
Non Resident 18 Rounds	449	209	-53.5%	4,824	4,910	1.8%
Total 9 Hole Rounds	20	132	560.0%	594	1,666	180.5%
 Resident Adult 18 Rounds \$	 \$16,705	 \$8,831	 -47.1%	 \$178,179	 \$156,975	 -11.9%
Resident Senior 18 Rounds \$	\$8,385	\$4,040	-51.8%	\$76,542	\$79,691	4.1%
Resident Junior 18 Rounds \$	\$174	\$287	64.9%	\$9,305	\$5,085	-45.4%
Resident Golf T 18 Rounds \$	\$0	\$0	0.0%	\$0	\$83	0.0%
 Non Resident 18 Rounds \$	 \$12,762	 \$8,228	 -35.5%	 \$182,782	 \$196,402	 7.5%
Total 9 Hole Rounds \$	\$365	\$2,488	581.6%	\$13,024	\$34,804	167.2%
 NONRES DISCOUNT		0			4	
FAMILY REG		0			0	
CITY/OWNER REG		0			<u>2</u>	
Total					6	
 GolfNow Rounds		6			293	
GolfNow Dollars		\$214			\$11,348	
		\$35.67			\$38.73	

Dec \$13,500

QUESTIONS

Dear Mr. Virgulak and other members of the Oak Hills Authority:

By making an effort to answer the questions below you may gain a better understanding of the reasons taxpayers fought a proposal to construct a driving range in Oak Hills Park in the past and are prepared to fight it again. Hopefully then you will abandon the effort to build a driving range and seek to manage the golf course so it is sustainable with the income it receives from green and other fees related to playing on it.

Sincerely,

Paul Cantor

REGARDING YOUR MANDATE

1. Is your mandate to run Oak Hills Park in the interest of a small subset of Norwalk taxpayers who play golf, rather than all the citizens of Norwalk, most of who do not play golf?
2. In his letter to the Hour yesterday, Mr. Virgulak said, "Oak Hills was never intended to be a park: it was constructed to be a golf course." Are taxpayers wrong, therefore, when they maintain Oak Hills is a Park owned by them in which a golf course has been constructed?
3. A 1999 master plan for Oak Hills called for "wider uses for the park" and recommended a practice range, nature and fitness trails, an ice skating rink, bocce courts, cross country skiing trails and more. What ever happened to the nature and fitness trails, ice-skating rink, etc?
4. What percentage of Oak Hills Park is accessible on a regular basis to people that do not play golf?
5. How did the Master Plan's concept of a small practice range where golfers can warm up before a round morph into your proposal for a double-decker driving range large enough and lucrative enough to subsidize the golf course?

REGARDING PROCEDURE

1. If you don't drop the proposal for a driving range what is the procedure you intend to follow in moving ahead with it?
2. What is the reason you invited Mr. Jim Downing of Total Driving Range Solutions and no one else to address the Authority about plans for a driving range?
3. Does any member of the authority have a personal or business relationship with Mr. Downing or his company? If so what is that relationship?
4. Is transparency important to you? Specifically, do you think it is important to allow all the taxpayers of Norwalk to have a say regarding your plans to go ahead with major changes in the Park such as the construction of a driving range?

(over)

REGARDING COSTS AND BENEFITS

1. Is it because of mismanagement or lack of demand or a combination of both that Oak Hills Golf course has not been able to generate enough income to cover its operating costs and service the three million dollar loan it received from the taxpayers of Norwalk?
2. Do you think the best use for income generated from leasing land in Oak Hills Park to a privately owned enterprise is to subsidize the golf course?
3. Alternatively, have you considered that the city might have more pressing uses for the money it receives than to use it to subsidize a golf course?
4. Do you recognize the conflict of interest between: i. your desire for a driving range that generates enough income to enable its owner to earn a profit after paying you a substantial amount of money to lease the land where it is situated and ii. the desire of people in West Norwalk to maintain the residential quality of their neighborhood?
5. What guarantees can you give the taxpayers of Norwalk and in particular the residents of West Norwalk that once a driving range is built you won't give in to requests to expand it, add lights to it, and operate it late into the night?
6. Do you think that after taxpayers have gifted golfers tax-free land on which to construct a course they then have an obligation to provide those same golfers with regular additional subsidies to maintain and upgrade the course?
7. Alternatively, if golfers balk at paying playing fees high enough to generate the income needed to maintain the course is that an argument for finding some other means to subsidize it, for asking taxpayers to foot part of the bill, or for returning the land to the city to be used for conservation purposes and other activities appropriate for a public park?

REGARDING THE RESTAURANT

1. Has the rent you received from leasing the restaurant building been sufficient to service the loan you took out to build it?
2. Is the rent you are receiving now sufficient to service the loan you took out to build it?
3. Is the rent you expect to receive in the future sufficient to service the loan you took out to build it?
4. How much money do you need to receive on a yearly basis to make the golf course financially solvent?
5. How much rent do you expect to receive by leasing the land next to the restaurant for a driving range?

Oak Hills Final

Wednesday, December 19, 2012
12:12 AM

Good evening and my apologies in advance for not being able to attend tonight's meeting person. I have exchanged emails with Thomas Vorio, Shelly Guyer and Robert Virgulak which I want to follow up on this evening. Below, for reference I am also including a copy of my Letter to the Editor that I sent to the Oak Hills Golf Authority December 9, 2012 and appeared in the Norwalk Hour.

After learning about Oak Hills via what little information there is on the intranet and more importantly, reading the October 2012 minutes posted at <http://www.norwalkct.org/archives/175/October%2016%202012.pdf> I am very concerned about the future viability of Oak Hills facility. Accordingly, I am very concerned that the dire situation leads me to believe Oak Hills is heading toward another taxpayer funded bailout.

It is encouraging to read that "the Authority has only just begin to investigate construction of a driving range so as of yet has not discussed the driving range in any length..."

However, of utmost concern are quotes from Mr. Virgulak including "the Authority has exhausted all other revenue ideas and has cut the budget to bare bones so in order that the Park survives the Authority has to have another revenue source."

In addition, Mr. Corsello stated, "the Authority has had a constant problem coming up with adequate revenue to meet their enormous loan obligations to the City and so have already reviewed the concept of miniature golf and a skating rink. He noted that the Authority believes that a driving range is the only way to create additional revenue to accomplish these things."

It is critical that Norwalk Town Officials, all members of the Golf Authority and any other individuals involved with the operating, funding and strategic direction of Oak Hills be 100% open with the residents and taxpayers of Norwalk. We, the taxpayers and residents deserve nothing less than 100% open and truthful communication.

I request and it is imperative that the Authority and Norwalk Town Officials immediately begin to detail work conducted thus far as well as all future plans, specifically:

- 1) Create a 30/60/90 day work plan detailing the Authorities and Town's activities and strategic plans including:
 - i. Details of potential revenue sources/alternatives/ideas evaluated to date - pros/cons, financial analysis, projections, justification for consideration, etc.
 - ii. Past, present and future plans to engage and involve Norwalk taxpayers and user groups to create a strategic plan while partnering to create a shared and viable future state for Oak Hills
 - iii. Project plans such as those developed using Microsoft Project detailing the work plan (steps, deliverables, key milestones) for the 5 year Master Plan for Oak Hills mentioned in the November 2012 minutes
- 1) Immediately finish and include Project plans for how the Town and Authority will evaluate the viability of the driving range idea; share all details via The Norwalk Hour, www.norwalkct.org and www.oakhillsparkgolf.com by January 18, 2013

Oak Hills is a "business" with revenues of \$1.45 million that lost \$74,300 in fiscal year ended June 2012. It is unacceptable for the Town or Authority to fast-track or hide any plans without complete transparency rooted in sound strategy when those plans will involve Town and taxpayer dollars and/or impact Our quality of life.

Thank you for your time,

Kevin Kane

To the Editor and To Whom it May Concern at Oak Hills,
Please publish and respond to the following letter. Note, I did not see contact information listed at [www.http://www.oakhillsqc.com/contact/contactus](http://www.oakhillsqc.com/contact/contactus) however, please forward this to Golf Authority Chairman Robert Virgulak who was quoted in the Hour article.

Thanks in advance,
Kevin

Hi Robert,

I read the December 5th article in The Hour about the Oak Hills Park Authority plans to explore a driving range to boost revenues. I am intrigued about the plans and truly want to learn more. I also want to offer ideas that should be explored with taxpayer input to help close the \$53,000 deficit created 4 months into your fiscal year.

My family and extended family have enjoyed over 25 years of recreation at Ascension Beach and Pools (ABP), the pool/recreation area in Norwalk by Calf Pasture Beach. Unfortunately, Hurricane Sandy took it's toll and there are rumors that it is quite likely ABP will close. Everyone I know who is a member at ABP is saddened by the thought if it closing.

Oak Hills should consider plans to add a pool and facility similar to ABP. We were on a waiting list for 3 years to join and the waiting list continues for new members. The facilities were basic but we had a blast! It was pay-to-play and over 200 families paid anywhere between approximately \$1900 - \$3000 annually to join. I envision a 3 year plan at Oak Hills to phase in pools, lockers, a modest clubhouse - plain and simple: duplicate the ABP model. Clearly, the demand is there. Oak Hills should run a few financial models and present the proposal(s) as an option Norwalk residents and town officials. It is crucial that the numbers work so the taxpayers are not on the hook to pay for a pool or any other plans for Oak Hills. Pay-to-Play, it's as simple as that.

A pool modeled after ABP would significantly expand the appeal of Oak Hills to a broader "customer" and frankly, taxpayer. Would you agree?

I appreciate your time and look forward to learning more about the driving range plan. When and where is the meeting to share the driving range plan with Norwalk residents and town officials?

Thanks Robert,
Kevin Kane
Norwalk
Kevin.kane@sbcglobal.net
203-482-2430