

## HOLLISTON BOARD OF SELECTMEN

November 27, 2013  
6:00 P.M.

Selectmen's Meeting Room  
Town Hall

Present: Jay Leary, Chairman; Jay Marsden, Clerk and Paul Le Beau, Town Administrator. Kevin Conley, Vice Chairman arrived late.

### MR. MARSDEN MOVED TO APPROVE THE FOLLOWING WARRANT

14-23	GENERAL WARRANT	\$ 286,291.35
	VOIDS	\$ (1,545.00)
	DEBT SERVICE TOWN (001)	\$2,532,825.00
	SEVIS CERTIFICATION FOR SCHOOLS	\$ 2,355.00
	GIFT ACCOUNTS POLICE LAW (245)	\$ 1,292.66
	HEALTH INSURANCE TRUST (701)	\$ 402,074.00
	PERFORMANCE DEPOSITS (801)	\$ 520.00
	AGENCY (890) VETERANS DISTRICT	\$ 261.35
	HS STUDENT ACTIVITY – DIRECT	\$ 12,000.00
	POLICE STATION BOND ISSUANCE (340)	\$ 18,771.48
	AGENCY (890) VETERANS DISTRICT PAYROLL	\$ 1,017.54
	GENERAL PAYROLL WARRANT	\$ 148,729.68
	TOWN PAYROLL	\$ 149,747.22
	TOTAL PAID WARRANT	\$3,404,593.06
ACCOUNTANT'S NOTE:		
	ACCRUED DEDUCTION LIABILITIES NOT PAID	\$ 33,086.63
TREASURER'S NOTE:		
	WIRE TO HEALTH INSURANCE TRUST	\$ 15,863.38

**THE MOTION WAS SECONDED BY MR. LEARY. TWO IN FAVOR. MR. CONLEY WAS ABSENT.**

**THERE WERE NO COMMENTS FROM THE BOARD.**

**THERE WERE NO COMMENTS FROM THE AUDIENCE**

### POLICE OFFICER SWEARING IN

**MICHAEL WOODS WAS SWORN IN AS A HOLLISTON POLICE OFFICER BY TOWN CLERK, ELIZABETH GREENDALE.**

### MICHAEL FICCO – INTERVIEW REGARDING GOLF COURSE FOOD SERVICE OPERATIONS PROPOSAL

Present: Deborah Moore, John Moore, Larry Wise, Sylvia Stickney and Bob Smith.

Mr. Ficco was present with his business plan. Mr. Ficco said that his drive to run this restaurant is incredible and he loves the idea of the short contract. He said that he will run the restaurant and he will do a good job and he will renew the contract. He said that this is a much smaller place than he is used to. He said that he would like to add 25% more functions to the club house. Mr. Ficco said that the hours are flexible and the hours that he has listed are just ball park hours. He said that he expects to be there for all functions. Mr. Ficco said that the food will be good. He has spoken to a few friends who are cooks and they are interested in helping out. Mr. Ficco said that he does not want to bring in anyone just yet, he wants to see the volume of business first. He also said that he would like to bring in

night life into the club house. Mr. Ficco also said that he would like to have lottery machines installed but if it is something that can happen great, but if not, it would not be an issue. He said that with the Town's approval he would like scratch tickets or lottery machine. Mr. Ficco said that he is willing to purchase some of the Rossi's equipment if the price is good. Mr. Ficco said that he wants to take this on he has everything all set to go. Mr. Ficco also presented a menu. He said that there is going to be a daily special.

Mr. Marsden asked about breakfast on the menu. Will it just be seasonal or would it be offer every day? Mr. Ficco said for the first two months, January and February, he will be getting the clubhouse ready and would not be doing breakfast. But, he said that he loves breakfast and will start with weekends first. He said that on Easter, Mother's Day and Father's Day, they will be offering breakfast. He said that he needs to see what the interest is going to be.

Mr. Conley asked about staffing. Mr. Ficco said seasonally at first. He said that there would be someone in the kitchen at all times that can answer any and all questions. Mr. Conley said that start-up costs are very expensive. Mr. Ficco said that he knows that. Mr. Ficco said that he hopes to turn a profit by July. Mr. Ficco said that he wants to talk to the Town about the cost of utilities. Mr. Ficco said that the functions would be the bread and butter of the business. Mr. Ficco said that between January and March he expects to be in and out constantly. He said that the Rossi's have a beer cooler and they are willing to sell it to the Town. He also said that the sandwich maker is also something that he would like to have, the Rossi's own it and may sell it to the Town as well. So the three major items would be the beer cooler, the sandwich maker and the utilities. Mr. Ficco said that the oven has seen better days but we could have a service person come in to work on it.

Mr. Marsden said that they are going to allow small fixes by the person who is running the club house.

Mr. Conley asked if the clubhouse was going to be well staffed when the place gets crowded. Mr. Ficco said they will be well staffed.

Mr. Leary asked what, do you expect to do each month? He said that the Rossi's had 100 functions and he is hoping to do the same. He said that would be less than what he did at the Elks. Mr. Ficco said that he would like some high top tables in the bar area. He said that if was able to get lottery, it would keep the diner in the building for more than an hour. He also said that the beverage cart will be used a lot more than it is used now. He said that it would keep down the number of coolers that golfers bring onto the golf course. He said that when the season starts, he would like to run specials for the golf leagues. Mr. Ficco said that when the season starts he would like to have a meet and greet evening. Mr. Ficco said that he has worked at a few locations and he does have a following of people who will come to him. Mr. Ficco said that April 1 is the opening of the golf season. If the weather cooperates it could be open even earlier. When the course is open, the hours of operation will be from 9:00 a.m. to 9:00 p.m. He said that there will not be any restriction. If he has to open earlier not a problem or stay later in the evening that is not a problem. Mr. Leary asked about the start-up costs? Mr. Ficco said that he has the backing for the early set-up costs as well as the early functions. Mr. Ficco said that when he worked for the Elks, and being a non-profit, he was not allowed to advertise and he was very successful. Now with the thought of advertising he thinks he will do very well.

Mr. Marsden said that the utilities are challenging. He said that the Town paid the first \$15,000 and then the Rossi's paid the rest. Mr. Ficco said that the utilities could be the deal breaker. Mr. Leary said that we could discuss it. Ms. Moore said that in this past contract, the Town was responsible for \$15,000 towards the utilities. She said that she drives by 4 times per day and the back lights in the parking lot were left on for weeks. She said that was not a good indication of someone being responsible to make sure that they were only

on when they needed to be. Mr. Smith said that the last time that the contract was up, they found someone to run the clubhouse but they chose not to because of the utilities. He said that the only people that they could find to run the club house were the Rossi's because the Town was willing to help out with the utilities. Mr. Smith said that they can't understand why the utilities are so high.

Mr. Ficco asked if there had been an energy audit done on the building? Mr. Marsden said that would be a good idea. Ms. Stickney asked if there could be a discussion about sharing the cost of the utilities. Mr. Wise said that if he remembers correctly they had a problem getting an energy audit done. He said that there was a problem with the utility company. Mr. Conley said that it should be 50/50 for the cost of the utilities. Mr. Marsden said that he is fine with Mr. Ficco running the clubhouse. Mr. Marsden said that most of the business will find him. The golfers will come in to eat and have a drink. He said that there are a few functions already planned for 2014. Mr. Marsden said that Mr. Ficco will have until the season to get organized. Mr. Leary asked Mr. Marsden if he would be happy with a three year contract for Mr. Ficco? Mr. Marsden said he would be ok with a three only if Mr. Leary and Mr. Conley were happy with it. Mr. Marsden said that he likes the idea of a two year contract with a one year term to be added if all went well. Mr. Ficco said that there are a few things that need to be done to the building. He would like the Town to purchase the two coolers that are for sale by the Rossi's, also a sandwich station. He said the glass double doors all need work, he also said painting the interior and he would like to look into lottery. He said that he would be responsible to purchase all the banquet items that the Rossi's want to sell. Mr. Ficco also said that 50/50 on the utilities would be great. Mr. Leary said 50/50 the first year. Mr. Ficco said yes. Mr. Ficco said that if he were up it could go to 75/25 on the second year and the third year he would be taking over the total responsibility of the utilities.

Mr. Conley said that he like the way the utilities are broken down.

Mr. Leary also said that there is a \$2,000 security deposit.

**MR. MARSDEN MOVED TO AWARD THE CONTRACT FOR THE RESTAURANT AT PINECREST TO MICHAEL FICCO, FOR TWO YEARS WITH A THIRD YEAR OPTION. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.**

#### **MINUTES OF NOVEMBER 19, 2013**

**MR. CONLEY MOVED TO APPROVE THE MEETING MINUTES OF NOVEMBER 19, 2013, AS WRITTEN. THE MOTION WAS SECONDED BY MR. MARSDEN. ALL IN FAVOR.**

**MR. MARSDEN MOVED TO APPROVE BUT NOT RELEASE THE EXECUTIVE SESSION MEETING MINUTES OF NOVEMBER 20, 2013, AS WRITTEN. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.**

#### **CLASS II DEALERS LICENSE**

**THE BOARD SIGNED THE CLASS II DEALERS LICENSE FOR MICHEAL IBRAHAM. MR. LEARY SAID THAT THIS WAS VOTED ON AT LAST MEETING.**

**AT 7:05 P.M., MR. MARSDEN MOVED TO ADJOURN. THE MOTION WAS SECONDED BY MR. CONLEY. ALL IN FAVOR.**

Respectfully submitted,

Donna A. Muzzy

approved\_\_\_\_\_

