



Watertown Parks & Recreation Commission

Crestbrook Park Golf Course Sub-Committee

Regular Meeting Agenda

Date: Thursday, July 02, 2026
Time: 6:00 PM
Location: Town Hall - Parks & Recreation Conference Room
61 Echo Lake Road, Watertown, CT 06795

Meeting is In-Person and also available via Zoom. A link will be posted on meeting day.
Please refer to www.watertownct.org under *Calendar of Meetings*

- I. **Call Meeting to Order:**
- II. **Roll Call:**
- III. **Public Participation:**
- IV. **Approval of Minutes:**
 - A. May 07, 2026, Regular Meeting
 - B. June 04, 2026, Cancellation Notice
- V. **Correspondence:**
- VI. **Reports:**
 - A. Chairman
 - B. Director
 - C. Foreman
 - D. Golf Professional
 - E. Restaurant Representative
- VII. **Old Business:**
- VIII. **New Business:**
 - A. Review and consideration of Submitted Applications and Tournaments for 2026.
- IX. **Adjournment:**

Commissioners: Unable to attend? Contact P&R Department at 860-945-5246 by 4:30 PM

Watertown Parks and Recreation Commission
Crestbrook Park Golf Course Sub-Committee
Regular Meeting
Minutes

AGENDA
Date: 7.2.24
Number: IVA

DATE: Thursday, May 7, 2026
TIME: 6:00 PM
LOCATION: Town Hall - Parks & Recreation Conference Room
61 Echo Lake Road
Watertown CT 06795

- I. Call Meeting to Order
Sub-committee Chairman Pat Rinaldi called the meeting to order at 6:00 p.m.
- II. Roll Call
Members Present: Pat Rinaldi, Joseph, and Al Mickel (arrived at 6:03 p.m.)

Members Absent:

Others Present: Town Manager, Mark A. Raimo, William Donston, Chairman of Parks and Recreation, Michael Ganem, Director of Parks & Recreation, Joe Romano, Restaurant Representative
- III. Public Participation – None
- IV. Approval of Minutes
Thursday, April 2, 2026. Regular Meeting

Motion: Joseph McGrail seconded by Pat Rinaldi, to approve the minutes of the Regular Meeting of Thursday, April 2, 2026. The motion passed.
- V. Correspondence - the monthly revenue report was presented to the golf sub-committee. Letters and applications were reviewed.
- VI. Reports:
 - A. Chairman – no report
 - B. Director – Provided an “impact statement” for the record.
There was discussion about the enterprise fund and, more specifically, the surcharge.

Mark A. Raimo, Town Manager, gave a brief overview of how the enterprise fund operates for water and sewer services. He also suggested marketing ideas to cross-promote other park amenities, such as the pool. Marty Bymes sees "dynamic pricing" as another opportunity. There was a discussion about how and where employees' benefits are charged

C. Foreman – No Report

D. Golf Professional – play is up. Junior golf is trending in a positive direction. The local high schools have good programs.

E. Restaurant Representative -- Mr. Romano. The team worked hard to open the restaurant for the 2026 season.

VII. Old Business: None

VIII. New Business –

A. Review and consideration of the Submitted Application and Tournaments for 2026

Nonnewaug Football, August 2, 2026

A motion was made by Al Mickel and seconded by Joe McGrail to recommend that the full commission approve this application.

Motion passed unanimously

X. Adjournment

A motion was made by Al Mickel and seconded by Joe McGrail to adjourn the regular meeting at 6:58 P.M.

Motion passed unanimously

Respectfully submitted,

Pat Rinaldi -Chairman
Crestbrook Park Golf Course Subcommittee

Director's Report, May 7, 2026

To: Golf Subcommittee, Watertown Parks and Recreation Commission

From: Michael Ganem, Director of Parks and Recreation

Subject: Crestbrook Park Golf Course

Community Impact

Crestbrook Park Golf Course makes Watertown a more desirable place to live and do business. We appreciate the opportunity to improve our return on investment, as we continue to attract golfers to the course and countless visitors to the park's features, including the restaurant, courts, pavilion, pond, and pool. I am grateful to the golfers, leagues, organizations, and park patrons for their continued support, and I am pleased with the trends shown at our golf course over the last number of years.

Understanding the Enterprise Account Model

An enterprise account is a specialized accounting mechanism used by government entities to manage services that operate like a private business. The costs of providing specific goods or services are recovered primarily through user fees rather than general tax revenue.

- **Self-Sustaining:** The primary goal is for the entity to generate enough revenue to cover its own operating expenses, debt service, and capital maintenance.
- **Separation of Funds:** Financial activities are kept separate from the government's "General Fund," ensuring revenue stays within the service.

Financial Objectives & Sustainability

Using historical costs and reasonable forecasted increases, along with contractual obligations, our goal is for revenue to offset the expenses within the Crestbrook budget.

Regarding the revenue line specifically identified as the "surcharge," we respectfully recommend that these funds remain isolated and be utilized as intended: for **non-recurring capital improvements** to the golf course. By dedicating this revenue to one-time enhancements rather than daily operational costs, we can better ensure the long-term quality and competitiveness of the facility.

Current trends in Watertown and other local municipalities indicate a shift in the fiscal landscape. For 2026 and beyond, projections suggest that a public subsidy of 20-30% of annual operating expenses is required to maintain operational standards. Under this scenario, the town currently projects an annual investment opportunity of approximately \$200,000 towards the long-term sustainability of the 234-acre park.

The Value of Our Community Assets

In closing, the continued investment in Crestbrook Park represents more than just a budgetary item; it is an investment in the foundational quality of life for all Watertown residents.

- **Preserving Open Space:** Maintaining our expansive green acreage ensures Watertown remains a scenic and environmentally healthy place to live.
- **A Hub for Leisure & Health:** Parks serve as essential social anchors, providing space for physical activity and community gathering.
- **Driving Economic Development:** A high-tier municipal park system is a powerful economic engine, stimulating local commerce and increasing the desirability of Watertown for residents and investors alike.

By balancing fiscal responsibility with a commitment to these vital resources, we ensure that Watertown continues to be a premier destination to live, work, and play for generations to come.

AGENDA

Date: 7-2-24

Number: 14B

CANCELLATION NOTICE

**WATERTOWN PARKS & RECREATION COMMISSION
CRESTBROOK PARK GOLF COURSE SUBCOMMITTEE
REGULAR MEETING
June 4, 2026**

The Watertown Parks & Recreation Commission Crestbrook Park Golf Course Subcommittee's regular meeting scheduled for Thursday, June 4, 2026, was cancelled due to lack of quorum.

Paul Rinaldi
Chairman

AGENDA

To: Watertown Boards & Commissions

Date: 7-2-24

From: Lauren L. Dayton, Administrative Assistant, Town Manager's Office

Number: ✓

Re: New Town of Watertown Website Now Live

I am excited to announce that the new Town of Watertown website is now live!

As part of our contract, a website refresh is completed every 3–4 years to ensure our site remains modern, accessible, and user-friendly. Working alongside the website company to tailor this site to the Town's needs, this project began in September 2025 and officially launched on June 10, 2026.

While you'll notice a fresh, updated look, the website's navigation remains intuitive and easy to use. Some of the new features include:

- More visible and expanded Quick Links on the homepage
- The ability to add additional "How To" buttons for easy access to information
- Easier to navigate and cleaner mobile view
- More interactive features for users
- Enhanced Meetings and Events functionality, including the option to hide event end times
- More flexible page layouts and modules to better organize department pages
- Search functionality within Agendas and Minutes pages
- Improved back-end tools that make website editing and maintenance more user-friendly

Important Information About E-Notify

Because this is a completely new website, the website provider is unable to transfer existing E-Notify subscribers. If you previously subscribed to receive agenda, minutes or announcement notifications, you must subscribe again.

After subscribing, be sure to confirm your subscription through the confirmation email you receive. Your subscription will not be activated until this step is completed.

To ensure you receive notifications, please add noreply@revize.com to your address book or safe sender list so emails are not filtered into your spam or junk folder.

If you need assistance signing up for E-Notify, please contact me at **860-945-5255** or dayton@watertownct.org.

Happy browsing!



ClassicCourt™

By Tarkett Sports

PRICING PROPOSAL

6/18/2026

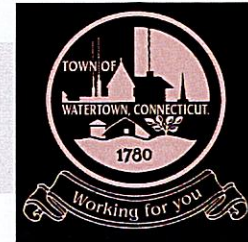
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Crestbrook Park
Tennis Court
Replacement

Prepared by: Classic Turf Company, LLC



Crestbrook Park Tennis Courts



June 18, 2026

Classic Turf Company and Tarkett Sports are pleased to offer the following pricing to supply and install the following Post Tension Concrete tennis courts with Diamond Coating, acrylic sports surfacing, line striping, perimeter fencing, curb, and standard tennis equipment (net post sleeves, posts, nets and center straps). This estimate includes four (4) mobilizations; Demo, PT slabs, Fencing, and Surfacing.

BASE BID

COURT NAME	Crestbrook Park
SQUARE FOOTAGE	+/- 25,920 SF.
TOTAL ESTIMATED COST	\$650,000 – 675,000.00

ALTERNATE PRICE

ADD Alternate No. 1: n/a	LUMP SUM
Alternate Description	n/a
Performance & Payment Bonds	n/a
TOTAL	n/a



A. Site & Base Preparation:

- 1) Demo and disposal of the existing court fencing, accessories, and associated foundations.
- 2) Full depth reclaim in place of the existing asphalt.
- 3) Regrade the site to the proper and consistent slope.
- 4) Galvanized net posts sleeves will be supplied and installed in their own foundations prior to the placement of the Post Tension Slab(s).

B. Post-Tension Concrete Slab(s): +/- 25,920 SF

- 1) Form work will be installed around the entire perimeter of the prepared base.
- 2) Two layers of poly sheeting will be installed over the prepared base. The first layer will run in the North/South direction, and the second layer will run in East/West direction. All joints will be taped.
- 3) Post-tensioning cables will be installed according to the design. Cables to be 7 strand, ½" sheathed and greased cables, commercial grade with 50 mil plastic sheathing.
- 4) Double-fiberglass rebar will be installed on both sides of the anchors as shown on drawings to act as back up bars.
- 5) A concrete slab will be placed inside the formwork. Concrete mix will be a specially designed mix used for post tension slabs.
- 6) Forms will be stripped, and the post-tensioning cables will be stressed according to their specifications. First stress, 24 hours after completion of concrete pour. Second stress will be done after concrete reaches +/- 2300 psi (which will take +/- 7 days after the pour). The total stress will be 33,000 lbs per linear inch in both directions. The design of this slab is based on a residual prestress force (psi) of 130 which is above PTI recommendations for slab-on-grade.
- 7) After final stress, post-tension cable ends will be cut off inside the cone holes, exposed anchors and cables inside the cone holes will be first sprayed with a rubberized waterproof spray and then the cone holes will be filled with no-shrink grout (so edge of slab is flush and smooth).
- 8) The new concrete slab will be checked for flatness. Any low spots exceeding 1/8" in ten feet in any direction will be filled with Classic Turf Adhesive and brought to the proper elevation.

C. Sports Surface - Prime Coating System: +/- 25,920 SF

- 1) The entire concrete slab will be sealed and primed with a breathable sealer (Classic Turf Adhesive) and grip layer will be installed. "DIAMOND COATING".
- 2) One (1) coat of acrylic resurfacer will be applied to the Diamond Coating according to its specifications.
- 3) Two (2) coats of color coating will be applied to the entire surface according to its specifications. Finished color(s) will be the owner's decision.
- 4) White playing lines (for tennis) will be applied with line paint.
- 5) Playing lines for two (2) pickleball courts will be applied and installed.



D. Tennis Court Fencing & Perimeter Concrete Curb:

- 1) Supply and install 10' tall, black PVC coated chain link fence size, 1-3/4" x 9 ga. Class 2 B wire.
- 2) 1.660" top & bottom rails with 4" end/corner/gate posts, 3" line posts – all pipe ASTM 1043 & ASTM 1083 standard weight schedule 40 around the courts.
- 3) Fence posts are to be spaced at 8' OC.
- 4) Four (4), 4'x7' gates are to be supplied and installed in locations determined by the owner.
- 5) A 12" wide, 12" deep perimeter concrete curb will be installed around the post tension concrete slab(s). The fence posts will be centered inside the perimeter curbing. The top of the perimeter curb will be at the same elevation as the top of the post tension concrete slab and remain uncoated. *This detail will protect the edge of the PT slab, allow it to breathe, result in a cleaner coating/recoating process and look great too!*

E. Accessories:

- 1) Six (6) sets of new tennis net posts, nets and center straps will be supplied and installed.

F. Guarantee:

- 1) Classic Turf Company will guarantee the post tension concrete slab for a period of 50-years from structural cracking.
- 2) The Prime Coating System will be guaranteed for a period of 10-years from bubbling and peeling from the Post Tension Slab(s).

*NOTE: The Sports Surface may need to be re-coated (two coats of color coat) anytime between 5 – 8 years depending on usage.

PRICE DOES NOT INCLUDE:

- A. Permitting, if required.
- B. Traffic control, if required.
- C. Access to the site with construction vehicles, materials, and equipment.
- D. Any/all drainage improvements, if required.
- E. All/all site concrete/masonry/paving (except for the post tension concrete slabs and perimeter concrete curbs unless noted above).
- F. Any/all accessories other than standard accessory items (net posts, nets, and center straps).
- G. Any/all electrical or plumbing, if required.
- H. Provide a location for concrete washout (washout dumpster provided in pricing estimate).
- I. Finish restoration and landscaping, upon completion of work.
- J. Additional charges for Winter/Summer Concrete, if required.
- K. Additional charges for sales tax, if not exempt.

**Classic Turf Company, LLC can work with you to provide pricing for any additional items listed above or not currently referenced in the scope of work and associated budgetary estimate.*



The estimated cost set forth in this proposal is based on applicable tariffs, duties, and taxes in effect as of the proposal date. Any new or increased tariffs, duties, taxes, or similar charges imposed by the United States Government, whether at the federal or state level, on products included in this proposal after the proposal date shall be the sole responsibility of the Customer and will result in an adjustment to the proposed price accordingly. Classic Turf Company, LLC reserves the right to modify pricing to reflect such additional costs, and the Customer agrees to bear any such increases.

The price is valid for a period of 30 days. The price is subject to increase if affected by an increase in raw materials, freight, or other manufacturing costs, a tax increase, new taxes, levies or any new legally binding imposition affecting the transaction. The parties recognize that the effects of global economic instability are currently unpredictable and could lead to limitations in labor availability and delays in the supply and delivery of materials, equipment or products. In addition, as these contingencies have not been factored into this proposal; materials, equipment and/or products to be used in performing the work may become subject to a price increase. Accordingly, it is acknowledged that the seller/Classic Turf shall (a) not be subject to any damages for any delay due to events beyond its control and, (b) be allowed an equitable adjustment of the time and/or of the price of this proposal or any contractual document resulting therefrom. Classic Turf shall endeavor to notify you as soon as possible of any such events and/or contingencies. Please note that Classic Turf shall use its best efforts to ensure that it fulfills its commitments and will strive to minimize any negative impacts as they may arise. Thank you for your kind understanding.

Please feel free to reach out to any member of our project team with questions about our estimate:

Thank you again for your interest in Classic Turf, we look forward to working with you.

Per:  _____

Ryan Conroy

Director of Sales

Classic Turf Company, LLC



Thank you for donating
to our car show raffle.

We truly appreciate your
kindness and support of our
community.

From,

Apple Rehab ☺



2026 Crestbrook Park ~~Golf Course~~ Application

Date: 7-2-26
Number: VIIIA

Tournament Director: Keeney Austin
Last First MI

Address: 195 French Street
Number Street

Town: Watertown State: CT Zip: 06795

Day Phone: 203 907 6569 Evening Phone: Same

Organization/Group Name: Watertown & pd Charity GOLF

Is your organization non-profit? Y N

Organization Address: 195 French Street Watertown CT

Applicant's Connection with Group: officer at pd

Tournament Category Information:

Weekday Sunday Local Non-Profit Tax Exempt # Include copy

Day & Date of Outing: Friday 10/2/26 Requested Tee Time: 11am

Number of Golfers: 160 Exact # needed 7 days prior to event. Special events and/or tournaments which require closing the course to the public (100 golfers and more) MUST be approved by Park and Recreation Commission.

What's Expected by You:

Security Deposit: \$250 - \$50 Registration Fee (non-refundable). \$200 Security Deposit will be held until course inspection complete. This could be the following day in the event the tournament went into night time and could not be adequately inspected. Any damage will be the responsibility of the Tournament Director. Golf etiquette shall be maintained at all times.


Rangers: 2 Rangers for tournament closing the course, 1 Ranger for tournaments 75 to 100 golfers. \$50 per Ranger Non-Refundable.

Golf cart damage, police will be notified if issue. No Hard Liquor allowed on course.

Initials: AK

- Are you requesting a SHOTGUN start: Y N
- Are you requesting Larger 8" Cups: Y N
- Are you planning on using The Sunset Grille for your event: Y N
- Do you need the Pavilion at Crestbrook: Y N
- Optional Unlimited Driving Range- \$5.00 per golfer: Y N

As Tournament Director, I assume all responsibility for my guests. I have read, reviewed and received a copy of The Golf Course at Crestbrook Park Rules and Regulations and agree to follow them.


Applicant/Tournament Directors Signature

6/17/26
Date

Accepted By: _____
Director - Watertown Parks and Recreation

Date

For Your Quality of Life

FOR OFFICE USE ONLY:

Cash: _____ Check# _____ Credit Card Expires: _____ MC VISA AMEX Discover Amount Received: _____
 Date: _____ Time: _____ Initials: _____
 Cc: Golf Professional Verified: Y N Recorded on Calendar: _____
 The Sunset Grill Verified: Y N Comp Rounds: _____
 Park & Recreation Commission: Y N Date Confirmation Sent: _____
 Security Deposit: Y N Amount: _____ Ranger Fee \$50 per Ranger Amount: _____

Rain Dates: In the event of course due to weather, an alternate date & time can be determined at our earliest convenience.