

APR 03 2025

2025-04-03-002

March 31, 2025

Warden John Cunningham
Municipality of the District of Yarmouth
932 Highway 1
Hebron, Nova Scotia B5A 5Z5

Subject: Request for Financial Assistance

Warden Cunningham,

On behalf of the West Pubnico Golf Club, I am writing to request financial assistance from the Municipality in the amount of \$99,000 over 3 years, to support necessary repairs to our facility and property. As a non-profit organization, we are committed to providing an affordable and welcoming recreational space for the area, and maintaining our facilities is essential to ensuring we can continue serving our members and visitors.

Our two large maintenance sheds, originally the old clubhouse buildings which were relocated in 1998-99, are in urgent need of repairs. Both structures suffer from leaks, with one requiring a new roof frame. While one has a cement floor, the other has a deteriorating wooden floor that requires frequent patching. To extend the lifespan of these buildings and improve their functionality, essential upgrades include metal roofs, new siding, and window replacements.

The Club plays an important role in the area, offering not only a space for golf enthusiasts but also a venue for tournaments, fun nights, and various recreational activities enjoyed by residents of our Municipality, neighbouring municipalities, and the town of Yarmouth. Ensuring the upkeep of our facilities directly benefits the area by supporting recreation and promoting an active lifestyle.

We would also welcome the opportunity to discuss any other project from the capital project list that may be of greater interest to you or explore ways in which the Municipality might support the club long-term. Your support would help ensure the sustainability of this valued asset for years to come.

We appreciate your consideration and would be happy to meet at your convenience to discuss this request further. Please let us know if any additional information would be helpful.

Thank you for your time and support. We look forward to working together to strengthen recreation opportunities in Argyle.

Sincerely



Alex Nickerson

President

West Pubnico Golf Club

Please review our 2025 list of capital projects.

For ease, it has been broken down into categories and numbered with 1 as with the most pressing. The projects which are being applied for grant funding, have been identified.

Important to note that in 2023 we received government funding for a metal roofing project for the clubhouse. We also have received funding for a junior program for this season as well as 13 sets of club rentals for junior development in 2022. We participate in our municipal garbage clean up, and that fundraiser offsets tournament costs. We have a trivia planned to raise funds for a cart path, and we are raising gas cart storage prices in 2025; with plans to dedicate \$75 per storage paid to path maintenance and repair. Last year our greens crew decided to provide golfballs they collect for resale of \$1 each to go in an equipment fund, with almost \$2000 raised from July-October.

Maintenance / Ground crew

1. 2 Pump houses (replacements needed in 2025). Quote received is \$9600 plus tax, delivered) The electrician could cost \$2000.
2. Repairs to 2 Maintenance sheds (these are the old clubhouse building that were relocated in 1998-99) They both leak, they have both had the south side of the roof shingled ten years ago. One has a cement floor, but the other has a wooden floor that is in poor condition, requiring additional sheets to be added yearly. One needs a new roof frame. These building would need metal roofs, some windows and siding. Formal quote is attached.
Small Building: Roof: \$ 23,017.63 Siding \$9,339.28 tax included
Large Building: Roof \$29,447.21 Siding: \$13,304.61 tax included
3. Mower \$40,000 (we have repaired two in 2024, and they are working)
4. Aerator \$60,000 Aeration is now done manually with the self-propelled aerator and the assistance of volunteer members to rake and pick up cores.
5. Hole / cup cutter \$800
6. Shipping or "SeaCan" Container: \$13,000 This would to be placed near the maintenance sheds for storage near the maintenance sheds; allowing more space inside the sheds.

Clubhouse

1. Two doors require to be replaced due to wear, and another needs an opening device. \$33,000 plus tax is the exact estimate
**Included this project in a community accessibility grant, and likely to be approved.*
2. New lumber for deck and ramp, and railings as it needs to be replaced for safety and accessibility. The framework has been looked at by MODA's inspector during a safety inspection in 2024 and deemed to be in very good condition. A recent supplier estimate is \$25,000.
**Included this project in a community accessibility grant, however not a strong request.*
3. Club Storage room ceiling \$5000. The Gyproc ceiling was first damaged by leaks and now opened for the plumbing repairs. The pipes and fittings will all be replaced before mid April at a cost of \$2000 and the ceiling needs to be replaced with one that allows access to plumbing \$3000
4. Windows; \$4000 as some need to be replaced

5. Flooring main floor: \$21,000 The tiles (3100 sq feet) are original from year 1999 and worn. Original tiles are also on bottom level, but in better condition due to less traffic.
6. New propane stove: \$5600 We are working with a second-hand stove since 2000. A new stove to replace the existing one with two burners and griddle is \$5600, however one with more burners would be desired. Currently planning to fix it to be able to reopen kitchen.
7. 100 Chairs: \$9000 Chairs would be needed to replace the upholstered ones we have. They are worn, and despite cleaning them annually, many are stained.

Course Improvements

1. Bridge on #8: \$8000 The undercarriage of the bridge has deteriorated and unless fixed this summer, it will be changed to a walking bridge only in 2025. Having a walking bridge also means that a cart path to the forward tee off will need to be made to avoid wear and tear across the fairway.
2. 4 Bunkers: \$12,000 or \$3000 each. There are 4 need to be fixed as a soon as possible (two on #2 and two on #7) Repairing these bunkers were identified in a member survey in 2014.
3. Cart paths: \$ 32,000 (4 to be made/upgraded at an average of \$8000 each) We were able to do three cart paths in 2024; WPG paid for two and the Ladies Division was able to pay for one. Cart paths deemed needing repair soon are on #2, #6, #11, and #13.
4. Drive path: \$2000 This is to repair the drive path through the wooden area between holes 1 and 2.
5. 2 Tee Boxes: \$4000 Tee boxes that would need to be repaired, and reseeded are front #12 and front #18

Overall Priorities

Pump houses \$11,600

Accessible doors, ramp and deck to be done \$58,000 (grant , if received, would pay 2/3)

Maintenance sheds \$80,000

Bunkers \$12,000

8 new Carts (we bought 8 in 2024) \$60,000

Please reach out if you need any more info, or visuals.

We are looking forward a great year at the West Pubnico Golf Course as 2024 saw more memberships, funding for a 2025 junior programs, and much interest in events that we reintroduced. Memberships increased from 233 to 303 in the 2024 season.

Yours truly,

Charlene LeBlanc

Manager, West Pubnico Golf Association