

Special Meeting of the Town Council
April 8, 2010
6:30 pm
Civic Center

Present at the meeting: Mayor Volz, Council Member Nixon-Roney, Thomas, and Ragsdale

Staff Present: Kathryn Billings, Michael Hutcheon, Judy Gallman, Jay Gardner, Martha Wolfe and Beth Koonce, Town Attorney.

Visitors Present: Fred Kelly, Charles Dowdy, Al Bartko, Ed Kent, Wesley Proctor, Vernon & Connie Queen, Keith Lackey, Cheryl Harvey, Miles Johnson, Thomas & Marie Marks, Brooks Turner, Stan Maple, Andrew Sharp, Doug Lowe, Joan & Bob Brisley, Charles Hughes, John Hughes, Ben Sirmons, Kelly Elrod, Nick Myrick, Evelyn Green, Kami Tucker, Howard Tucker, Richie & Veronica Ashburn, Jack & Loretta King, Lew Johnson, Chet Hodgkin, Charlie Dye, Carol Brooks of the Jamestown News, Stephen Smith, Steve Dalton, Brian Babyak, Charles Jones, Tina & John Firesheets, Todd Mitchell, Ross Mason, H. Bellow, Maryann Mayer, Rick Benner, Tom Tervo, Byron Burkehart, Scott Daly, Don Douglass, Bob Tester, J. J. McQuillan, Martha Ward, Esther Loflin, Michael Pittman, Mary Fay Bodenheimer, Melissa Hogg, Gary Thompson, Dianna Harrison, Mark Pond, Larry Lain, Larry McBride, Brenda Saufley, Jim & Julia Rayborn, Robert Pickett, Bob Thomas, Jim Mooney, Buddy Mann, Beth Seagraves of the News & Record, Bob Wilson, Barry Hamilton, JoAnne Hassell, Janet Gill, Summer Fineberg, Claude Jackson, Kent Kabler, Jim Rapp, Pat Mattern, Chris Mattern, Ken Bayne, Mary Gora, Larry Boswell, Dick Hall, Carl Payne, R. G. Wenzel, Robert Green

1. Mayor Volz called the meeting to order.
2. Public Comment Period – Mayor Volz opened up the meeting for those that signed up for Public Comment.

John Firesheets read a letter written by his Mother, Elizabeth Firesheets, 200 Knollwood Drive. Letter attached in opposition of renovation.

Ed Stafford, 2212 Guilford College Rd., Mr. Stafford stated things that really create value in a community from a real estate standpoint are property, its people, and amenities. He has sold property in Jamestown to people from New York to Florida. He is proud to call Jamestown home. To maintain the value of the community is a mixture of things; shopping, schools, parks & recreation, taxes and cost of living. He believes that the golf course has been a shining amenity that has helped maintain some of the value of real estate here and the desire for living here.

He is certainly for us continuing to protect this investment. Any asset of this caliber has to be invested in to maintain its value. The golf course adds a great value to this community. It is not just about tax rate it's about stabilizing the present tax values of the neighborhoods. We have got to find a proper balance between these. Thank you for your consideration.

Tommy Marks – 104 Chimney Ct., Mr. Marks stated that improvement is needed everywhere. He is concerned about too much commercial development. He really appreciates the way the Council takes care of the citizens. He lived in Los Angeles for 45 years and moved here to get away from the over

development and crowds. He hopes we all come to an agreement that will help the city and its people. There needs to be a compromise.

Dave Kiddy, 607 Stafford Pointe Ct., Oakridge, Mr. Kiddy stated he is not a resident but he is President of the Jamestown Golf Association. He is here to speak on behalf of the membership. He thanked the Council for this forum and the change to speak openly. They feel the golf course is an asset. As with any asset, as your home, it does require an investment from time to time to retain and enhance the value of that asset.

He feels this is long overdue at Jamestown Park & Golf course. He has been a member of the Jamestown Golf Association for 7 years. Jay Gardner and his staff have done an outstanding job at maintaining the course to the very best of their ability and given limited funds and resources. However, we have seen in our membership a steady decline in membership and the golf course has seen a decline in rounds of golf played. A big part of that is associated with the overall condition of the course. We are blessed here with recreational opportunities and wonderful climate. Improvements are needed. He believes this improvement would be a revenue enhancer and generator for the city if done properly. It should attract people from in and out of town which will bring revenue to the city. In today's economy labor and materials are at an all time low. The issue tonight is to determine if the next step should be taken to determine what the costs are. He would like to encourage the Council to get quotes. He suggests that we move forward and get quotes to find out the real costs and make a decision.

Buddy Mann, 100 Ragsdale Ct., Jamestown is a very small population of 3300, 3 sq. miles and about 1200 households. The golf course was built in 1970's. At the time the course was built, the Town was making lots of ABC money. I was on the Town Council in 1976. In the previous year, the town received \$367,000 that went all the way down to \$50,000.00 (ABC revenue) but today we do not have that money. The golf course business is a very risky business through no fault of personnel. Weather can wipe you out in no time.

Per Mr. Mann, his next point, since the year 2000 we have had an operating loss, we are in this position because we were not putting any money aside for improvements down the road. There were 31,321 rounds of golf played last year on the course. 1400 of those were residents of Jamestown. That turns out to be about 4.5% in-town. So, the tax payers are subsidizing 95% of this play. That is not right. He said keep the course as it is. He suggests we do the drainage work in-house and spread it across several years.

Bob Wilson, 605 O'Neill Drive, Mr. Wilson stated for some people the upgrading of Jamestown Park becomes a very emotional issue. I appreciate that it is hard to justify spending a sizable amount of money in difficult times. However, by making this an emotional issue, the facts surrounding the project can become blurred and emotion can override sound decision making. I am a business man. In my opinion this is strictly a business decision. Jamestown Park represents one of the largest assets Jamestown owns. The decision to build that golf course was made over 36 years ago overseen by Thomas C. Ragsdale, Sr. We are contractually obligated to maintain the property I believe as a golf course, but certainly as a Park. Other than routine maintenance very little has been done to upgrade and improve the facility since it was built. That is practically unheard of for anyone that owns or operates a golf course. I own a house here and if I do not spend money to upgrade and improve that house, conditions will decline and the value will go down. The Town of Jamestown has a large asset that is income producing. We have the obligation to maintain that investment. The course is used by many town residents certainly not everyone. But everyone has the opportunity to enjoy it and certainly the

value is there to add to our individual property investments. This is a business decision; it becomes a bad business decision if nothing is done because infrastructure will continue to fail. The cost of fixing the failure, which we are obligated to do, escalates. The play level of the course continues to slide and the value of an important asset of the Town declines.

It becomes a good business decision to upgrade and improve the facility because it heads off an untimely and unpredictable repair cost in the future. It will increase the play at the course and increase revenue. The construction cost for the plan will be very competitive in this type of environment. The value of the Town's asset can be maintained.

Jon Spilman, 6 Mangerton Trail. Mr. Spilman stated about 2 ½ year ago his family was looking to upgrade and move to a new location. He works 20 minutes from here in downtown Greensboro. One of the primary reasons we chose to locate here in Jamestown was the Parks & Recreation and the Golf Course. The connections we made with families through the sports programs at JYL and the connections he has made at the Golf Course and the people they met there were a major part of the reason they chose here. He is glad they made that choice. Mr. Spilman went onto say that he thinks it would be "penny-wise but pound-foolish" if you did not make these investments. We have already contributed and created the golf course. These expenses are not going to go away. Now is the best opportunity to get the best deals to create a long lasting value for the homeowners in our city.

Don Douglass, 202 Edwards Lane, Mr. Douglass stated we are all here to do what is best for Jamestown and Jamestown Park. We just have different views on how to do that. Jamestown Park does a whole lot of business that benefits the community that people don't know. There is a Jamestown Civitans tournament each year and they raise about \$10,000.00 each year. All of that goes back to local charities in this area. They have been doing that for 30 years. JYL will have a tournament there on April 30, 2010. There is a Ronnie Smith Tournament held there each year. There are a lot of charitable events held at this course. Also, Ragsdale and Southwest High School play their tournaments there. GTCC instructs classes at the course.

This updated construction of the golf course would make the course easier to walk. He believes real estate values will go up due to the park and the golf course. It is wonderful facility and a wonderful location. If you improve the course, people will come here. They will shop, buy gas, and eat at the restaurants. He believes this is an opportunity that will not happen again. Go ahead and put the capital expenditures in it and you will have a facility that will come close to a breakeven point.

Esther Loflin, 401 Cloverbrook. Mrs. Loflin stated she is a 30 year resident of Jamestown and a homeowner. Mrs. Loflin stated she does not make renovations on her house unless she has the money to pay for it. She does not spend money unless she has a plan. She asked for some clarity on what the plan is to obtain funds to do this renovation. If she had that, then she might buy into the fact that it improves property values and community life. Until someone can tell me that, I do not want to spend money that we don't have or don't have a plan except to get it out of my pocket to pay for it. I want to know that somewhere down the road the course will benefit financially. It does not sound like the course has been financially successful in the past and I am not sure about the future. The bottom line is do not spend money you do not have. I do not want to be taxed anymore.

Mary Fay Bodenhimer – 400 Forestdale Drive, Ms. Bodenhimer stated that she appreciates the view of the Golf Course and those that use it. I do not want to be taxed extra. The Town has already added garbage service to our water bill. They have increased the sewer above the water amount. I do not

know what I will have to pay for if it includes the golf course renovation. If the town cannot pay for the improvements with the money it takes in, then they need to adjust their rates.

Bob Thomas, 200 Stafford Oak, stated he has lived here 22 years. He bought where he did primarily because of the golf course. Jamestown has a lot of things; GTCC, grocery store, hardware store that you can walk to. He thanked the Council for the sidewalks and stated he sure does use them. He feels the golf course completes the amenities. He does believe the golf course is a wise investment for everyone because it will draw people and makes a complete community. We all have to pay taxes if we live in a community. He believes it is a good investment and believes that the improvements will bring more play because it will be an improved facility. He recommends approval of the project to the Council.

Mac Allen, 509 Mendenhall, stated we must figure this out. He thinks an asset of Jamestown is its low taxation rate. One of the biggest reasons he wanted to live in Jamestown is because of the tax rate. We need to preserve that. I do not have a problem with anything said except that when you say that will increase revenue, but if it is still a net cost then that is still a problem. I hope it will become a very numbers oriented decision with the return on investment. He would like to see a way to figure out if it could be paid for without raises taxes or borrowing money. If we have to raise a little taxes or borrow a little money then that maybe what we have to do. But right, now the Federal Government is raising taxes and the State Government is going broke. I am not making the money I used to; kids have to go to college. I really value the low cost of living here. He suggested that now may not be the time to do it. There is nothing wrong with making a good plan that can be executed over a period of time.

Mayor Volz stated the first public comment period is now closed. He stated the Council will now discuss the various aspects of the renovation plan with the town staff. The whole idea is to get to the point where we know what direction to take. There is a lot of misinformation floating around. He would like to get a survey out to the public and find out what direction the public would like for the Council to take.

Mayor Volz advised the public that on the Town website is a copy of the 1972 contract where the Town applied for the original federal grant. Also, there is a fact sheet with answers to questions from the last meeting regarding the town's responsibilities as required in this grant award.

3. Mayor Volz stated now is the time for Council to discuss options of the Plan. Mayor Volz began by informing the Council that the electrical work at the Park was replaced last year in the amount of \$168,000.00. We are under a management where we are repairing catastrophes when they hit. That is not a good place to be. Mayor Volz stated the item that is most critical now is the irrigation system. It is a very important part of the course and if that goes out at a bad time, we stand to lose a lot. Mayor Volz asked Jay Gardner, Park Superintendent, to address this. Gardner said there has not be a lot of renovation or upscale to the golf course. We are operating with the original irrigation system. (installed 1972) At that time it was installed, it was a very good system. (Butler System) The system is basically obsolete. The Butler Company is still in business in California. So any parts we get must come from California. Gardner said they have at least 2 irrigation leaks a week annually. Some are minor leaks and some major leaks. Five – Six year ago we spent \$11,000.00 on the pump station. The pump station is the heart of the irrigation system. We have had some really close calls with the irrigation system. Six years ago we had a major blow out and almost lost the greens. If the irrigation system goes down at the wrong time of year, you lose a lot of greens and then you can lose the Golf Course. Gardner said the irrigation is his primary concern.

Council Member Thomas asked when speaking of the irrigation system, that includes the golf course, soccer fields and baseball fields, not just the golf course? Gardner confirmed that everything at the Park is run off the original irrigation system.

Council Member Ragsdale stated it is clear the irrigation is primary concern and that makes sense. All the Council agreed that the irrigation is the number 1 priority.

Gardner said no one can predict when this will happen. The pipe is PVC plastic. We have a lot of rocks in the ground at the park. If a major problem occurs it can take several days to get someone into fix the problem and you can lose greens, fairways and then the course is gone.

Mayor Volz said the estimate that was given to the Council to replace the irrigation is about 1 million dollars. Gardner stated he feels in our case the cost for a good irrigation system will probably run \$800,000.00 - \$900,000.00.

Mayor Volz stated we know this system will have to be replaced in the near future. We need to start putting money away in a reserve fund to plan for this replacement.

Mayor Volz asked for a motion that we ask the Town Manager and the Finance Director to look at putting something into the budget to start building up a reserve fund that will allow us to pay for a loan in case we have to get one. Mayor Volz said during the budget process we will have a chance to review and determine what that is. So, I would like to get the motion going tonight so that we can at least put it into the budget.

Council Member Thomas questioned if the motion is made and accepted, during the budget process we could actually have some numbers that we could approve or disapprove. Council Member Nixon-Roney said we could possibly take away from another line item. Council Member Ragsdale stated we need some clarity on what the capital expense really is in this economy and this bid environment.

Mayor Volz stated he felt this is good planning to make use of our money to keep this asset up. Mayor Volz again asked for a motion to put in the budget to look at it during the budget process and adjust figures accordingly. He thinks we need to get some real numbers. Council Member Thomas stated he is uncomfortable asking for a motion to increase taxes when we do not know what it is going to be.

Council Member Nixon-Roney stated she understands a proposed motion would be to just create a line item within the budget to create a plan to put money away to pay for a loan in case we had to do it. She stated during the budget approval process if it takes a tax increase, the Council can always not approve it. She said right now we are just looking at putting in a capital reserve line item. Council Member Ragsdale stated this has nothing to do with a tax increase. It is looking at alternative ways to fund the capital expenditure over time.

Council Member Thomas said the money has got to come for somewhere. Mayor Volz said it could be a tax increase. Council Member Nixon-Roney stated that is not what we are voting on. Mayor Volz stated we are not voting on a tax increase now, we want to start figuring on what it is going to be to move this plan forward and protect our asset.

Council Member Nixon-Roney said if the motion is for putting in a line item just to start a reserve fund for what is necessary for the golf course catastrophes, then I would make a motion to put aside money,

not to raise taxes, but to put in a line item for the reserve fund. Council Member Ragsdale questioned when speaking of a line item, is that a strategy to raise money to fund the project. Council Member Nixon-Roney answered yes.

At that point, Council Member Nixon-Roney made a motion to add a line item to the budget to put in a reserve fund for when these emergencies come up or to look at the possible irrigation system, but not to move any money around, just add that line item. Council Member Ragsdale made a second to the motion. The motion passed by unanimous vote.

Mayor Volz stated we now need to discuss above the greens at the grass level. This is where people see and feel the course. This is the part where we can affect the play and maintenance of the course. The first item is the greens. Mayor Volz stated topics from this Council discussion on above the greens items will be compiled in a citizen survey with costs and mailed to the citizens of Jamestown for their input and their approval or disapproval of the items. This discussion defines what we want to do at the course. We will not know actual numbers until we get bids. Bids will happen only after we have finished construction documents. We are not voting on that tonight.

Priority #2 is the greens, alternate B of the renovation business plan contains irrigation and greens. Gardner stated the last time we did a survey was about 1 year ago. Much of the negative comments about the course were the playability of the greens. At present, it is hard to control the speed of the greens. The greens are more costly to maintain now because of age. We feel like new greens complexes would help the amount of play and revenue at Jamestown Park.

The greens were designed in 1972 and designed to playing speeds of 8 & 9. Today's speeds are at 10 & 11. This was the biggest complaint we had on the last survey. A renovation of the greens will make the course more manageable, more economical and should increase rounds at the course. People complain that they cannot putt the greens due to the severity of the slope.

Council Member Nixon-Roney asked clarification that in the last 10 years the course has not made any money is this due to major and minor catastrophes? Billings said in the middle years, the course made money. One year it made \$100,000.00 revenue above expense. That was a year when some of our competitive courses were closed for renovation and Jamestown got a lot of extra play. Weather is a big factor. In the last 10 – 12 years we have had a capital expense every year. Play has begun to drop down. Pace of play is a factor now. Council Member Nixon-Roney said a combination of lessen play and expenditures has resulted in not making money. Billings said the course will not be a money maker for the Town.

Council Member Nixon-Roney asked Jay Gardner if you reseed or over seed the greens in the fall. Gardner stated that with the type grass at the course you do not over seed them unless you have a real rough summer or lose grass.

Council Member Nixon-Roney was questioning if there is a way to redo a few greens at a time and not all at once. This way we could spread the work over a few years instead of all at 1 time. Gardner said that can be done. The major issue with that is when you go to redo a green later, you bring in a lot of heavy equipment across the greens and tear up the grass. Gardner commented that the #3 green is the primary green. Billings said that each time you contract for work; there is a mobilization cost as well as tearing up greens.

Council Member Ragsdale stated to redesign greens requires architectural work. He questioned how much architectural work goes into redesigning the greens. Gardner stated a lot of architectural work is involved. The architect must look at the whole terrain around the greens, not just the 6,000 – 8,000 sq. ft. It is approximately ½ acre on each green to be disturbed. Gardner stated to reconstruct an average green is approximately \$35,000.00 - \$40,000.00.

Council Member Thomas sees the greens as a priority also. He would love to see these taken care of. Gardner stated there is a new variety of grass that is more cost effective to management especially on a public golf course. They withstand play better.

Mayor Volz stated on the survey, we want to make the greens as priority #2. The Mayor stated we have an estimate of 2.2 million dollars to redo the irrigation and the greens.

Council Member Ragsdale stated that Gardner's figures to redo the greens is substantially different from the estimate given in the business plan. Gardner clarified that his estimate of \$35,000. - \$40,000 per green does not include the architectural fees. That is basically material and man-hours. Per Billings, due to the economic climate, actual bids are expected to be lower than the estimates given in the Business Renovation Plan, 20 – 25% lower.

Mayor Volz restated that the estimate we are looking at for irrigation and greens is approximately 2.1 million dollars.

Mayor Volz stated the next item to consider for lowering cost and increasing play is adding bunkers. Gardner stated when this course was constructed, the average life of a bunker is 7-10 years. As a golf course and bunker gets old it is very hard to maintain. The bunker is probably the most expensive entity to maintain per sq. ft. It was a good design at the time of construction. Today's bunkers can be designed to be much more maintenance friendly which means less money, less maintenance and will help playability at the course.

Mayor Volz stated along with the bunkers, Gardner identified 7 fairways that have problems. Gardner stated the biggest problem with the fairways is the liability issue. We have some fairways because of the contour are unsafe. In the redesign of the greens we will reposition the greens & tees to take out some of the slope of the fairway. The major thought was to make it safer to play. This makes the course easier to maintain and more player friendly. Gardner said the fairway is not his biggest issue. Council Member Nixon-Roney questioned does this mean the way some of the fairways are laid out makes it possible to hit another golfer. Gardner gave a positive response.

Council Member Ragsdale asked how many people have been hit. Gardner responded quit a few, one last year at the Civitans tournament on hole # 13. Hole #13 is the most dangerous area. (13 tee & 12 green run very close together)

Michael Hutcheon stated to that point, the fairway slope and contouring in some of the fairways we have that need to be addressed certainly plays a role in playability in terms of us being able to expedite play around the golf course. Many players drive golf balls into the woods, it is a time frame issue how well we get players around the golf course. There is a playability issue.

Mayor Volz said it seems fairways are questionable if they need to be done. Without doing the fairway the estimate is 2.8 million for components we talked about previously. To add the fairways it increases cost approximately \$600,000.00.

Mayor Volz said the next component is finishing up the drainage and the rest of the fairways.

Billings stated she has been over this with Gardner many times. She values his hands on experience of 20 years on the course. Gardner has made a list of priorities of components as follows:

Superintendent's list of priorities:

1. Irrigation
2. Greens
3. Tees
4. Bunkers
5. Drainage
6. Fairways
7. Driving range

Billings thinks that we have already been forced to deal with the drainage issues. We are just finishing up a drainage problem at the course. The estimate was \$100,000 and the actual bid came in at less than \$80,000.00. It was an emergency that had to be fixed. Gardner has suggested the drainage issues remaining could be budgeted over several years for repairs. Billings said the major architectural things to be repaired now are: irrigation, greens, tees and bunkers. Mayor Volz summed up that these are the four items to have on a survey using Mandell's figures. What is left out is the fairways and drainage.

Council Member Nixon-Roney asked if the irrigation could be done without shutting down the park. Gardner said the irrigation is the most important component to do. Yes, it can be done without shutting down the park. The only issue is you install a new irrigation system and then go back at a later date and do the greens, tees or bunkers, you will have to tear out a large portion of the new irrigation system.

Council Member Ragsdale asked if Gardner was able to give hard numbers on the irrigation system. Gardner said that he could provide that.

Council Member Nixon-Roney asked if we can take Mandell's drawing in the business plans and bid out. She hates to spend more money to get an accurate bid when a close enough bid may be alright. Billings said Mandell's plan gives close enough numbers. Council Member Nixon-Roney stated we know these bids are high. Council Member Ragsdale said if you take the numbers for greens based on \$35,000 - \$40,000.00 that is \$635,000.00 which is a \$500,000.00 variance in figures. (From Gardner's estimate and Mandell's) Gardner said he could have hard number on an irrigation system in a week's time without incurring any other expense.

Council Member Ragsdale said he would feel more comfortable knowing we have a better feel and a sharper firmer estimate. It is clear the priorities and what need to be done. There is a huge variance between the figures.

Mayor Volz said if we get a bid on irrigation in a week that would make the budget process much easier to figure. Mayor Volz said if we get hard numbers on irrigation it would help with direction on how we are going to build that capital reserve fund in the budget.

Billings said Gardner has already given an estimate for irrigation, which ranges \$800,000.00 - \$900,000.00 for the existing lay-out of the course. The problem with getting hard numbers from Mr. Mandell's plan is that the plans are not specific enough at this point. Council Member Nixon-Roney questioned if the plans are specific enough that somebody could bid with today's real market value.

Mayor Volz said in the survey see what kind of support we get for greens, tees & bunkers. Then get someone to give us an estimate. Council Member Thomas and Ragsdale both stated the survey without the numbers is useless, the dollars drive the project.

Mayor Volz said we hope to send the survey in July or August time frame. Council Member Nixon-Roney asked how much a survey cost. Billings stated we typically do this in-house. We mail to all the residents, using the town's utility billings as our mailing list. The cost is approximately \$1500.00. We will put this in next year's budget. Mayor Volz stated we need that survey to get the initial support, if we do not have the support, we should just do the irrigation replacement.

Mayor Volz asked if we do the irrigation now how many greens would be affected if we redid them at a later time. Gardner said it depends on how extensive the greens renovation is going to be. Gardner said there are some greens worse than others. In his opinion, we have 9 greens that could be done with a "no till" process and 9 greens that have to be totally torn up and refloated. (re-contoured)

Mayor Volz stated his feeling is that if we get good numbers on this; it would be good to go out for bids to see where we stand. Then put it out again for public opinion.

Billings stated she will have to talk with Gardner and Hutcheon to see how we can go out for bids without construction documents. Gardner stated he can get the irrigation pricing. The other components will require Mr. Mandell's drawings and bid documents to get an exact figure. Council Member Nixon-Roney said if you don't have construction documents can you get a fairly accurate bid. Billings stated we would have to find a contractor willing to do the work on a bid not knowing when the job would be done and not having all the construction drawings. It may be difficult.

Council Member Ragsdale can we do a survey of people that do golf construction and let them assess whether or not the estimates are reasonable. He feels we could get a close estimate without very detailed drawings.

Council Member Ragsdale stated again if it is \$35,000. 00 to do a green the variance of the estimate in the business plan is ½ million dollars which is huge. We know irrigation is very clear as high priority. The greens are the next topic of conversation. How can we get close to a realistic number? Gardner clarified when he speaks of building a green, it is for the 6,000 – 9,000 sq. ft. of green, and Mr. Mandell's figures include the whole greens complex which is closer to ½ acre. (Construction, earth moving, shaping etc.)

Council Member Nixon-Roney felt we should at least try to get estimates with today's figures.

Council Member Ragsdale stated we should get construction cost per sq. ft. and what % of that sq. ft. is the fee for architectural drawings. Gardner said there are 3 golf courses in the area that have just gone through basically the same situation. He could sit down with the superintendents, look at our plan and get numbers we think are close. Please note without the bid documents it will not be accurate.

Council Member Thomas asked what Mandell charges for bid documents. Billings stated in the Business Plan Mandell has his fees built into each of the alternates. It varies depending on which one we select. Council Member Thomas asked if we could negotiate on Mandell's fees. Billing said that everything is negotiable.

Council Member Nixon-Roney asked if Mandell could do the construction documents on 1 hole and we could average to get a cost for all 18 holes.

An unknown member of the audience suggested – What you do is put out a Request for a Proposal with different contractors that you would like to do the work asking them to submit a rough estimate of what they would charge to do the work. This cost to Jamestown zero. Once you have that figure then determine what kind of money you have, and then determine which one of the bids you want.

Mayor Volz stated we need to get closer numbers then put that in a survey. He would like to get support on this. The Council agreed that public support is important.

Hutcheon stated if Mandell does not draw up plans that are pertinent to what we are considering here, how are you going to get documents back related to what reasonable price is. We are not mowing a lawn; we are doing greens complexes, which is different from the lawn in your yard. How close are you going to get an estimate by just saying we have a green what is your price to build it?

Council Member Ragsdale liked Gardner's idea of talking with the 3 golf courses that have just been through the process and get an average cost per green to have a base line.

Hutcheon felt Mandell put this in his report and he does not think Mandell is dramatically off the mark in what he has estimated. Someone has to draw up some documents related to this so we can be more specific.

Mayor Volz summed up that we have to address the irrigation and that will be listed separately on the survey. The other 3 things to include in the survey are greens, tees and bunkers. Mayor Volz asked the Town Manager to begin looking at this for a survey to go out in July or August. Put this in next year's budget.

4. Mayor Volz opened up the meeting for the second Public Comment Period.

Ben Sirmons, 102 Byrnwood Drive, Mr. Sirmons said that he is a lawyer for a textile company and a member of the Jamestown Golf Course Association for about 15 years. He is on the board of directors and is the secretary. The point he wants to make is that services cost money; fire protection, snow removal, and garbage collection. We have a facility here that cost money. We have a golf course and we have to pay for it. My point is we have to do something to take care of the property and to maintain and renovate it. If now is the time, we have to do it.

John Hughes, 409 Forestdale Drive, stated he does not see putting money into a sinking ship. If it is not making a profit, I think we need to either remodel it or close it down. If the golf course cannot create money to pay for itself, then turn it into a ball field. We do not need to put any more money into it.

Andrew Sharp, 4065 Queens Grant Rd, My house is directly off of the 9th tee. He was extremely excited to hear that the tee could possibly be moved up and he would stop getting golf balls in his yard. Just this morning, he walked around his yard and found at least 20 golf balls. So, although I live outside of town and do not pay taxes, I am in favor of the renovation.

Jim Mooney, 210 Shadowlawn Drive, I moved here about 16 years ago. I enjoy the neighborhood and I am please that you are having this meeting and this approach, making everything open to the Public. I think when the survey goes out in Town it will open a can of worms. The difference in expenditures and revenues over the past 2 years has accumulated a 1.4 million shortfall. How do we cover this? This is a business about taxation. One of the exhibits on the Town website displays a .07 cent increase in property tax rates. That is almost 20%. There is no way the Town is going to put up with that. There is no way they should be asked to. I know that is the extreme scenario but to me the focus of this process ought to be on how we make that course self-sufficient. Especially when 95% of the use is from folks outside of Jamestown. He posed a question to the Council; would you personally invest your own money into this enterprise as you now see it. He stated he would not. Then if you say no, I don't want you to put us in a position of having to pay for it.

Al Dewey, 603 Ragsdale, He has been a citizen for 34 years. I would like to see separated the crisis necessary items at the golf course (drainage & irrigation) from the plans to pretty up the course with new greens, new fairways, new tee boxes, new sand traps, newly paved cart paths and clearing trees. (Tree clearing price of \$227,000.00) On the survey he would really like to see the essential maintenance separate from the "eye washing". Also he would like the survey to have alternates A, B, C or keep it the way it is and do maintenance and preventive maintenance over a period of time and not have a big lump sum of money at once.

Jim Rapp, 404 Havershire Drive, He has been here about 20 years. He has been married for 45 years. When he got married, his parents told him not to start a family until he had enough money in the bank. We did not listen to them. When our kinds got ready to marry, we told them to put money aside before they started a family. They did not follow that advice. I imagine not many of us would be here if we followed that advice. There comes a time when we just have to go ahead and do something and figure out a way to make it work. We have a beautiful facility here in Jamestown. I hate to see it go down because we didn't take care of it. The economy is low; we can find someone to do the work for the least expense now. Interest rates are as low as they will ever be. Now is the time to invest in this. We can get the work done now cheaper than later. Do it now while we have the opportunity. If you do it right the first time, you won't have to go back and try to make it right a second, third or fourth time.

Ken Baynes, 108 Royal Rd., asked if this golf course was going to be in the same footprint. Billings replied it is the same footprint. He also stated that he was involved with Sedgfield when they redid their course. They did irrigation, new grass and greens and spent \$2,800,000.00. It is a lot cheaper to do it all at one time then to piecemeal.

Robert Wenzel, 515 Forestdale. He presented the Council with the following numbers. The National Golf Foundation reported the total number of rounds of golf played last year compared to the previous year dropped by 5%. In High Point total rounds dropped 2 ½%. The unemployment rate right now in

Greensboro and High Point Metro is at 12.4%, the highest unemployment in 10 years. So he fails to see with these 2 numbers how the Golf Course Renovation could assume will increase the number of rounds in Jamestown unless we do something drastic. I do not think that a total renovation is drastic.

Per Wenzel, in the last 10 years 9 golf courses in the Triad area have either closed or reduced their holes from 18 to 9. Two in Greensboro, two in Winston-Salem, two in Kernersville, one in Paufftown and one in Burlington.

Another thing to think about is Grandover once charged \$80.00 for a round of golf; they now charge \$55 for weekends and \$50.00 during the week. The Course Manager said they are not getting enough rounds of play. Blair Park charges a \$15.00 on line tee time. Oak Hollow charges \$30.00 on line tee time. How are we going to compete with those numbers, when we talk about raising rates from \$35.00 to \$38.00 or \$40.00 a round? He does agree the irrigation system is a very high priority.

The National Golf Foundation reported nationwide a 114 golf courses closed in 2009. Myrtle Beach Golf Association reported 19 golf courses closed since 1998 and the number of rounds declined in 2008 and 2009 by double digit numbers. The Myrtle Beach Association declared that as the worst 2 years they have on record. I believe this is all due to current economics. LA & Michigan have closed or reduced their running times to weekends only. Three of the major lenders for golf course investments have stopped making almost all golf related loans.

Chris Mattern, 701 Ragsdale Rd., lived here close to 40 years. I heard people call the Golf Course a beautiful facility, which it is. She thinks it is still a fine course. We have 30 years of tournaments that are continuing. GTCC class held at the course. Apparently it is very well run and a very nice golf course. She knows someone that plays Jamestown and thinks it is a great course. Lots of families play there and kids learn to play there. If people want a different type experience they should go to a different course. I think we should look at the distinct possibility of leaving the golf course the way it is and fixing things when they break. We cannot predict when catastrophes will happen. We know the irrigation needs fixing that makes sense. Fix the other things when they break, to change it is not a good idea.

Evelyn Green, 306 Mendenhall Rd., I am sure a lot of you here do not know how the golf course was built to begin with. Two people in the neighborhood went around and got people to sign a petition for an ABC store. The ABC store was built. It was like a golden goose. It made lots of money and the Town was quickly built. There were 3 people on the Council that were golfers. They said let's build a golf course. Her husband, a Council Member, disapproved. He said it cost too much money to keep it up. But the course was built. The course did not make money, at that time, did not break even. But the golden goose is not around anymore.

Ritchie Ashburn, 206 E. Fork Rd. I live on the road where the golf course is located. I agree the Golf Course is an asset. I am not one of those people who say just let it go or turn it into a nature trail. I think it needs to be maintained. But that should be alternative 4 or D. All I heard was the golden version of what Mr. Mandell wanted. It is a great plan. He is selling us a Bentley when we only need a Toyota Corolla. He is a salesman. When he looked through the pages of Mandell's plan, he is charging us \$200,000.00. This is a business decision taking emotion out of it. We don't have the money. It is emotional when you try to take the money out of my pocket. He can assure you 2/3 or more of the people in this room have cut back in the last year. The only entities that have not cut back are the Federal Government, the State Government, the County Government and now our Government. It has got to stop. At this time, we cannot afford it.

Brian Babyak, 107 Mendenhall, he stated Jamestown has been very successful in a low cost service provider. I don't think anyone will deny that. I don't think an increase in our property taxes for renovation of the golf course will improve our property values. If it does it is only slightly. It is a big stretch of the imagination to think that money will be brought into the Town because of the golf course renovation. We have no hotels or convention centers in Jamestown. There are not many businesses on E. Fork Rd. He does not see any return for taxpayers. He is really not sure that Jamestown has to maintain this course for perpetuity. The grant was given by NC National Park System under Land and Water Conservation. There are contingencies that recognize when a facility becomes obsolete. If a facility has reached its useful life then it is obsolete. However, we must maintain that area in some form of public outdoor recreation area. We need to find a fit between taxpayers and use of that space.

Per wording of grant requirements, a facility may become obsolete if reasonable maintenance and repairs are not sufficient to keep the recreational area or facility operating. At this meeting we hear that the heart of the golf course is the irrigation system. The irrigation system is obsolete then the golf course is obsolete.

The Mayor and the Council need to look at alternative to this. Only 5% golfers are in town residents. He thinks there are other uses such as summer theater, amphitheater and art spaces. He said another consideration is to turn it over the Guilford County. This does not have to remain a golf course that most of the taxpayers don't use.

Tom Tervo, 2 Langholm Ct., stated he has been here for about 11 years. He is in favor of this golf course renovation. He fears the downside. Think about what happens if we do nothing or just deal with repairs as they happen. Anyone of those surprise repairs could possibly shut down one or more of the golf course holes. 95% of the players do not live here, as a golfer I am not going to go to a golf course where I can't play 1 or 2 holes. There are other good golf courses in the area. What will happen is the cash flow coming in now will go down even more. He is of the opinion that we cannot turn the course over to the County. By waiting and prolonging shut down when emergencies happen just makes the course less desirable. To do everything according to the estimates that we received, his real estate taxes would go up approximately \$200.00 a year. I think that is a reasonable investment because not only does it preserve his investment in his house, the negative by not doing it will drag down all of our investments.

Dianna Harrison, 201 Newberry, Ms. Harrison stated she has been here about 13 years. People are hungry for businesses. It makes good common business sense to go and get proposals for bids. I never make a business decision without getting several bids. I am not totally against the irrigation for maintenance, which is pretty sound. I do think this should go to a vote by the community. I do disagree with re-designing the golf course. I do not play golf. The Federal & State Government are reaching in my pocket. It doesn't sound like this is a good sound business decision. It has never been a money maker. I do think the survey is a good idea and get more bids.

Wes Geiser, 109 Mendenhall, resident for about 7 years. He used to play golf 3 days a week. One of the aspects he has not heard this evening is "Marketing." We have a beautiful golf course that we are very proud of. This is supposed to be a money making entity for us. There are a lot of people he has spoken with that have never played the course. They haven't heard of it. Success comes in numbers. The more people you have play golf, the more successful you are going to be. The best golf courses in the world have a 2 hours wait for a tee time. This course has not been successful. This can be a successful golf course. The question is how we market it.

Todd Mitchell, 144 Penny Rd., stated he has lived here for over 7 years. Mr. Mitchell said he did not to Jamestown the Golf Course. I left Greensboro where we had the Greensboro Coliseum that was a yearly money drain that we kept putting money into. I left the spend and then tax philosophy of Greensboro to move to Jamestown because it had low tax rates, great people and at one time great schools. We still have great people. The Town is not the same. This Golf Course is a drain on the economy of the Town. We have 1200 households and you are asking for 4 million dollars. That is a lot of money when people are out of work and hurting. Labor coast are down because we are in a recession. I cannot afford to play golf. I moved here for the low tax rate. There are lots of golf courses near Jamestown. The different in those courses I am not paying for them. They are paid by golf fees; country club fees not tax payers of Jamestown. 95% of people that play this course are from out of Town so let them pay for it. Do not ask me to pay for their hobby.

Mayor Volz stated that concludes the open comment period. He thanked everyone for coming tonight and expressing their opinions. He thinks this is exactly how democracy works. Council Member Ragsdale made a motion to adjourn. Council Member Nixon-Roney made a second to the motion. The motion passed by unanimous vote.

The meeting ended at 8:50 pm.

