

Regular Meeting of the Town Council  
Tuesday, March 16, 2010  
7:00 pm

Minutes & General Ledger

Regular meeting of the Town Council, March 16, 2010, Council Chambers, Town Hall.

Council Members present: Mayor Volz, Council Member Nixon-Roney, Thomas, and Gray & Ragsdale

Ragsdale High School Representative – Denzell Faison

Staff Present: Kathryn Billings, Judy Gallman, Chuck Smith, Matthew Johnson, Michal Hutcheon, Jay Gardner and Martha Wolfe

Visitors Present: Mary Browning, Jim & Julia Rayborn, Evelyn & Bob Green, Paul Genice, Hugh Cates, Doris Young, Elizabeth Kennedy, Joyce Volz, Doug Parrish, Eddie Oakley, Al Dewey, Joe Vervest, Jack Jacobs, Claude Jackson, Fred Kelly, Mark Scott, Emily Ragsdale, Rick Dowdy, Carol Brooks of the Jamestown News, Kevin Redfern, Wes Cashwell, Kitty Simmons, Justin Simmons, Byron Burkehart, Chris Mattern, J. E. Martin, Paul M. Noll, Jr., Shanna Chastain, Rick Salyards, Tom Tervo, Robert Wenzel, Carl Weekly, Roger Clodefelter, Deborah Hanhan, and Lawrence Straughn, GCSO

1. Call to order – Mayor Volz called the meeting to order.
2. Jamestown Community Reflection – Mayor Volz stated the Town has been given a private art donation from the Ragsdale family of a portrait of former Mayor Thomas C. Ragsdale, Sr. who served as Mayor from 1947-1975. This portrait will hang in the Civic Center which is named for and dedicated to Thomas C. Ragsdale, Sr.

Emily Ragsdale addressed the Council and stated that on behalf of her Mother-in-law, Margret, and her brother-in-law, John, and herself, they would love for this picture to hang in the Civic Center which carries his name.

Mayor Volz then stated he would like to have a motion to recess the meeting and move to reconvene in the Ragsdale Civic Center so we can have room for everyone in attendance to talk about the issue tonight.

Council Member Gray made a motion to recess the meeting and reconvene in the Ragsdale Civic Center. Council Member Thomas made a second to the motion. The motion passed by unanimous vote.

The meeting reconvened in the Civic Center.

3. Approval of minutes from February 11 & 12 Council work session and February 16<sup>th</sup>, 2010 regular council meeting – Mayor Volz asked if there were any corrections to the minutes. Council Member Gray made a correction to the Thursday February 11<sup>th</sup>, 2010 work session meeting and made a motion to approve as amended. There being no further discussion, Mayor Volz called for a vote and the amended minutes were approved unanimously.

4. Public Comment Period – Mayor Volz said he feels many of the people here that have signed up for Public Comment are interested in speaking about the Golf Course. He would like to have the Jamestown Park Golf Course Renovation Plan presentation first, then we can ask questions and discuss.

Mayor Volz did ask if there was anyone that had signed up for Public comment that wished to speak now.

Carl Weekly 303 Mendenhall – Stated he had been a resident here for 56 years and a volunteer fireman for 20 years. He stated we do not need to go in debt and we do not need to raise taxes. We cannot afford it.

Mary Browning - #8 Cedar Creek – She is here tonight as a resident and your Representative on the Guilford County Historic Preservation Commission. She would like to invite, urge and insist the Town Council begin work on a Jamestown Historic District Plan. Browning stated the Planning Director will be heavily involved in this. Browning handed out an outline of the process. She stated that Oakridge, Gibsonville, High Point and Greensboro have all done this process.

The process includes the Town draft a plan and takes it to the Guilford County Historic Preservation for approval. She feels this will be a useful tool in the future for help to decide what's going to go and what's going to stay. Mayor Volz stated this is a timely suggestion and the Council will consider this.

Doug Parrish, 305 Yorkleigh Lane, stated this is a trying time in the economy. This is not the right time to do this project. He stated he loves Jamestown and it is a great place to live. He has been here since 1984. If you plan on spending 4 million dollars or \$30,000.00 a month plus interest, you are digging a deeper hole. The golf course lost \$180,000.00 last year.

Parrish continued to say, invest in the employees you have working for the Town. We are blessed to have good services and good law enforcement. Please do not spend the 4 million dollars on the golf course.

Mayor Volz said he will open the meeting for comment on the Golf Course Renovation after the presentation.

5. Set Public hearing date for the rezoning request from MS (Main St) to CZ-C/MST (Conditional Zoning -Commercial/Main Street Transitional) for the property located at 301-303 W. Main St. – Matthew Johnson stated we would like to set a Public Hearing date for the rezoning of 301-303 W. Main St. on May 18, 2010 at 7:00 pm in the Civic Center. Council Member Nixon-Roney made a motion to set the Public Hearing for the rezoning request from MS to CZ-C/MST for the property located at 301-303 W. Main St. on May 18, 2010 at 7:00 pm in the Civic Center. Council Member Thomas made a second to the motion. The motion passed by unanimous vote.
6. Discussion of Jamestown Park Golf Course Renovation Business Plan – Mayor Volz stated he wanted to let the people know how we got to this point. He said the Town acquired the parcel with ABC money and a federal grant for this property. The Mayor stated the Town is required to maintain this land as a park. NCDENR inspects every 5 years to be sure it is still used as a Public Park.

Carl Weekly added that the golf course was turned down for the Federal Grant, however the Town Manager at the time, added the baseball fields, picnic shelters and playground area to the design and the Federal Grant was approved.

Mayor Volz said we are not ready to move on any 4 million or 3.5 million dollar commitment. We are not at that point.

Billings read a letter written to the Town Manager, John Frezell, in 2002 from NCDENR, Parks & Recreation Division which states –“As a past recipient of Federal Land and Water Conservation Assistance for the above reference project (Jamestown Park) your local unit of government agreed to certain contractual compliance conditions by signing the project agreement. Specifically you committed to operate and maintain the park site in perpetuity for public outdoor recreation in accordance with LWCF program requirements, periodic inspection reports must be filed with the Federal Government to verify continued compliance with the program regulations.”

Mayor Volz stated now 40 years later – why is it so important? In the last 2 years, the maintenance costs have gone up. Last year there was a serious electrical issue at the park which cost approximately \$170,000.00 to replace. Later, emergency repairs were made to storm drainage estimated to cost approximately \$100,000.00. However, bids came in at \$75,000.00.

Basically, we had a quarter million dollars in expenses at the Golf Course that we had not anticipated. Replacing parts is becoming more and more difficulty. Crisis management is not a good position for the Town. Jay Gardner works hard to find parts and keep the irrigation system working. The grass is critical to the Golf Course. If the irrigation system were to fail and we lost greens, to replace those greens would be very expensive. These are things we have to look at now.

Why does the maintenance cost keep going up? Mayor Volz said he has been asked if the course is a luxury or a necessity. The Mayor said we already have it, it is an asset in the community, and we must keep it up.

Mayor Volz said he does not think we can sale the Park. If someone came up with an offer, we would investigate, but the information we have from the Federal Agency states it must remain a park. Charles Dowdy stated he spoke to the former Town Manager, John Frezell; he stated the Town cannot sale the Park.

Rick Dowdy, 102 Stafford Oak Rd., asked if the Town has ever made a profit from the Golf Course. We lost about \$180,000.00 last year. He thinks we need to increase the price of golf.

Mayor Volz said Guilford County, High Point and Greensboro do not want the course. Guilford County is having budgetary troubles. If you bring in a management team, they would have the same problems Jamestown is facing. Mayor Volz said we cannot sale it and we do not think we can close it. If the Golf Course were allowed to change into something else: walking trail, baseball fields, soccer fields, we would not get much rental from these uses.

Rich Salyards, 105 Potter Drive, asked what the value of the property is. Mayor Volz said we do not have a value; an appraisal would need to be done.

Mayor Volz asked what our options are. Look at the Renovation Plan, this is not a good time for the taxpayer now, but if bids come in below estimated cost, we get more value for our money.

Another option is to piecemeal the project and fix the items that need it the most. An example would be to just replace the irrigation. Mandell said the Park would need to be closed for a couple of months and the cost would be \$750,000.00 to a million dollars to replace the irrigation system. This is a possible risk. Mayor Volz said if we do not have proper irrigation we can lose greens. Mandell said greens complexes costs about \$75,000.00. However, in today's market a greens complex could be constructed for \$50,000 - \$60,000.

The third option is we can continue to keep fixing the problems and hope something major does not happen. The Town is responsible for the Golf Course. That is probably what we will have to do for another year, while we get more information together. Mayor Volz stated we need to be thinking about a future plan.

Rick Dowdy asked if the entire park (golf course, ball fields, soccer, etc) are on the same irrigation. Jay Gardner said the soccer complex and the baseball complex are irrigated off of the same irrigation. Dowdy felt we needed to elaborate what the 3.5 million will purchase.

Shanna Chastain – addressed all the people in the room. She asked please let the Mayor finish his presentation and let Richard Mandell talk about the project and then have comments.

Mayor Volz stated all the options come with a price.

The Mayor turned the meeting over to the Town Manager. Ms. Billings asked that everyone please listen to her presentation and ask questions at the end. Billings said this is the 3<sup>rd</sup> time she has talked at a Council meeting about this golf course project. The subject has been talked about with staff and the community for the last 2 years.

Billings said we had 6 work sessions back in January and so few people came. She believes in getting good ideas from people. She hopes that will happen here. The golf course is a wonderful economic asset for the Town of Jamestown. We are a small town to own such a golf course. Your property values are appreciated due to the beautiful park. Billings stated she would like to go through the process which has been very public. Two years ago, the Town did a recreation survey that was mailed to every resident of Jamestown. We used this information to create a Master Recreation Plan which has been completed. In this survey, we found that the golf course was appreciated but got a tremendous number of comments about the playability of the course. This complaint is due mainly to the age of the course.

Last year, we did a specific survey to just golfers. We got good feedback from the golfers. The Council asked citizens in Town who were golfers to form a committee to take a hard experienced look at the golf course. This Golf Renovation Committee met with the consultant on 2 different occasions and went through every hole on the golf course. The committee consisted of all levels of golfers. The Town Manager was not invited to these first 2 meetings. This Committee has not been involved in the money part of the project. This committee was involved in what things need attention.

The Council interviewed several consultants to help us pull this information together and take a hard look at the course and decide what needs to be done above & below ground. (Ex: aging irrigation and aging drainage)

For a number of years, we have dealt with some portion of failing infrastructures. Maintenance costs for this fiscal year have climbed to a point of ¼ million dollars in repairs and replacement for electrical system, storm drains and irrigation components. Every year we have ongoing maintenance. You are not going to hit that breakeven point when you have an older course.

Billings presented a slide showing revenues and expenditures from the last ten years. This slide demonstrates that every year expenditures out weight revenues. The reason for this is infrastructure issues and old greens.

Per Billings, she read the minutes of the Town of Jamestown and said there was a special meeting held in 1978 of the Council. At that time, the Council was concerned the course had been operating for several years and concerned it was not making money. They asked Mr. Bob Amos, Director of the State Dept. of Parks & Recreation, to come and talk to the Council about why this course wasn't making money. Mr. Amos stated weather can be a factor, but the course is new and receiving good play. Mr. Amos stated that in his opinion, a golf course would never be a profitable operation but should come close to a break even operation. Billing said we had a few years after that where the course made some money, \$10,000.00, \$50,000.00 and one year made \$100,000.00 over expenditures. However, at that time, some of our competition was closed down for renovation. So, we got more play at Jamestown.

The need for renovation has been well documented. We did a survey, Golf Course Committee recommendation, staff reports, consultant report, simple age of the course, repair bills. We have serious concerns about the infrastructure and playability of the course.

In Richard Mandell's Business Renovation Plan are many alternates. The alternate "A" seems the best option. We can also delete some things in this alternate that do not have to be done right now for example, driving range and cart paths to get the cost down to 3.5 million. This is the architect's estimate which will get all irrigation, drainage and a great deal of the playing field completed. We feel this is a good bid environment to get a 20 – 25% lower bid.

Newer grasses would save money in maintenance, save money in turf loss, increase summer rounds and it is a faster growing variety.

Billing discussed the financing of the project. Using a conservative interest rate of 5% on a 20 year debt, the annual debt payment would be \$281,000.00. If only tax dollars were used to repay the debt, the annual payment equates to .07 cents in tax dollars. A .07 tax rate on a \$100,000.00 home is \$70.00, .07 tax rate on a \$250,000.00 home is \$175.00 and .07 tax rate on a \$350,000.00 home is \$245.00.

To determine revenues & expenditures following the renovations, there are variables we are going on an educated guess. We think these variables will influence the need to use tax dollars to repay the debt. If you do the entire alternate A, to improve revenue expect to increase green fees 5 – 10%. Increase fees at the course \$3.00 - \$5.00 a round. This would give an annual increase in revenue of \$195,000.00.

Expenses will decrease; first we have eliminated infrastructure "surprise" expenses. We decrease maintenance expenses, conservatively figure a decrease of \$49,080.00. We figure the net savings/increase in revenue of \$245,000.00. The difference in projected revenue increase is \$245,000.00 less projected annual debt services \$281,000 net (\$36,000.00.)

Billings went over the cost associated with the construction years. She stated tax dollars, savings from other departments and some reserves will be required to balance the budget for the construction years. Both years of construction will have reduced revenue. The estimated short fall in the first year is \$657,500 and estimated short fall in the second year is \$168,700.00.

Billings gave a history of the town's tax rate. In 1947 the rate was .55 then the rate went to .75 then dropped to .63. This tax rate was in place during the years the Town was building its infrastructure. The ABC store then came into business and the Town used ABC revenues to build infrastructure and build the Golf Course. The Council then dropped the tax rate down and that has been the major cry of Jamestown; to keep taxes down, they are currently at .37 per \$100.00. The Town is at a low tax rate with a lot of municipal obligations.

Billings gave the history of the Golf Course expenditures for last fiscal year ending June 30, 2009. The Golf Course took in just over \$900,000.00 in revenue and spent \$1,082,870.00 a shortfall of \$182,840.00.

The Recreation Department which includes Ball Park, soccer fields and picnic shelters took in \$19,000.00 in rental fees. A \$50,000.00 grant contribution from Guilford County was passed through the Town to the Jamestown Public Library. Any grants the Town gives to non-profit organizations are distributed from the Recreation Fund. The total recreation revenue was \$69,000.00. The total spent in operations was \$246,883.00. The total given in grants to non-profit organizations was \$237,593.00. This left a shortfall of \$414,861.00. So, it costs much more to run the recreation program than the Golf Course because the Golf Course earns money.

Gibson Park – the County owns Gibson Park, but the Town of Jamestown has a contract with the County to run the Park. Last year, Gibson Park took in \$275,283.00 in revenue because Guilford County reimbursed the Town \$266,937.00. The operating expenditure for Gibson Park was \$250,248.00. The Town made \$25,000.00 for operating Gibson Park.

Billings stated we are looking at managing risk at Jamestown Park. We are looking at failing infrastructure, weather conditions, competition and future funding needs. Billings stated staff is working on a CIP (Capital Improvement Plan) to look at all the responsibilities the Town has to maintain. We need a Capital Reserve Fund to begin to plan for these things before they break.

We know there is a need for renovation and repairs. This has been a very public process. Our consultant has prepared a business plan. This is a very comprehensive plan. This plan is on the Town website and copies in the Town Hall for the Public to view.

We must determine if the project is approved, how do we fund it? Billings stated it is critical to engage the Community and the Council in the process. Staff needs direction from the Community and Council on how to proceed.

The Town must also have approval of the Local Government Commission. (LGC) They have authority over the municipality on whether we borrow funds and on which projects funds are borrowed. The Town must be willing to fund the construction bond/loan debt service. Billings reported that she, the Finance Office and Council Member Gray made a trip to the LGC last week. The LGC staff advice is to determine if the project is necessary and expedient? In the Town Manager's opinion it is necessary because it is an economic asset to the Town. She stated 11 years ago she visited the LGC and got

authority to borrow 4.5 million dollars for the Eastside Treatment Plant and a Fire Station. LGC advised her not to go out on a bond and to do an installment process. Billing stated the Town borrowed the money and now all the money has been paid back. However, this time the project is a Park. So their advice is to go out on a General Operating Bond. This will require more money spent on the front end of the process. This also requires a referendum, which she is in favor of, but just not the expense.

The LGC said the Town could establish the Capital Reserve Fund (funded annually by a tax increase) to show that you are willing to pay for this improvement. The Town must also propose a method for determining Community support to fund the project. Then the Town may seek LGC approval to proceed with financing.

Billings would like to mail another survey to all the residents to get citizens input about the golf course renovation. LGC is the controller of the Town's funding. The Council decides if we pursue this project. Billings said that we are totally open to positive suggestions from the public.

Mayor Volz asked the Council to give their comments on the Golf Course renovation project. Council Member Nixon-Roney commented that the golf course brings a lot of people to the community; they stop by Food Lion and get groceries, etc. The Golf Course adds to our quality of life. Council Member Nixon-Roney sees both sides of the issue.

Council Member Nixon-Roney said she thinks we need to do the project. She feels the time is wrong for a tax increase. Her goal is to look at every possible way we can do the renovation without raising the tax rate. She is in favor of raising rates at the Golf Course.

Council Member Nixon-Roney said that the statement has been made that the Golf Course does not raise any money, but last year a lot of the expense on the Golf Course was infrastructure problems. She said that Golf Courses are typically not profitable. Sedgefield Course is not profitable. You look to break even and provide a service to the Community. She feels it is a good time to get bids, but a bad time to raise taxes. The Town has some debt obligations that will be paid off in the near future. If we raise rates at the course, then we may be able to maneuver monies so we do not have to raise taxes.

Council Member Thomas stated he agrees with a lot that Council Member Nixon-Roney said. He feels closing down the course is not an option. Not doing anything is not an option. We need to minimize the financial impact to the tax payers. He thinks there are some possibilities of things we can do to keep from raising the tax rates. He feels we do have an asset that we need to protect.

Council Member Ragsdale stated after looking at the comprehensive plan we know that the golf course is in disrepair. There will be cost on an annual basis 5, 7, 10 years to get the course back up to par. We do not know right now how much it is going to cost to fix the Golf Course. He feels it is in our best interest to do the due diligence and understand clearly how much of a burden, whether tax burden or however we raise the money, we need to understand the financial model, what the net present value of that investment is and we need to realistically forecast given the \$250,000.00 expense this fiscal year. We need to compare the cost to maintain and the cost to improve. Over time we are going to have to pay for it one way or another. I think selling it is not an option. I think it is an asset. Look at what it brings to the Town. It is premature to judge one way or another without looking at the cost on both sides.

Council Member Gray applauded the staff and citizens of Jamestown for getting involved in the Jamestown Park review. I think we have a good tool to work with now. He thinks the course is a good asset that we need to maintain. He is not in favor of raising taxes, he lives in Jamestown and has to write the check like everyone else, but that may become the necessary evil. We have started the process of looking at how we are going to fund it and how to minimize the impact on the citizens.

Mayor Volz addressed the citizens. He stated you can see the situation we are in. He asked the citizens to help Council with ideas. Mayor Volz said if the course is improved, we will get more play which will improve revenue. Hutcheon, Jamestown Golf Course Pro., investigated area courses that have been renovated within the last year. Each has shown an increase in play. He stated raising the fees would be in line if we renovated and had a nice new product. Also, with the improvements maintenance costs would be lower. Mayor Volz stated they would be pleased to hear your ideas.

Mayor Volz opened up the meeting for public comment.

Dr. Paul Genice, 100 Ragsdale Ct., stated he lived here 40 years. He would like to revisit the free market system. List the Golf Course with a professional international real estate agent that would sale the course to someone that would keep it a good quality golf course. With the monies obtained from the sale of the course, we could reduce our rate of taxes from .37 to maybe even .10. Need action not just talk.

Charles Dowdy, 214 Misty Waters, wished in 1976 when the Parks & Recreation advisor came from Raleigh, the Town had set up a fund like we did for the Randleman Dam. He is concerned that the water/sewer lines in Town are old and will need replacing also. Oakdale Road sewer line is already failing. Mayor Volz said the Town's infrastructure maintenance comes out of another fund. Billings said we have an ongoing program to do lining of sewer lines and replacing water lines. We have established a rate system in our utility fund that allows us to do this. We are looking after the Town's water/sewer system.

Alan Teichman, 104 Knollview Ct., He expressed his appreciation for the presentation given tonight. Many of his questions were answered as a result of the information presented. What he is taking away tonight, is that the biggest question is to decide the size of the project. He agrees we have a project here. Because of the uncertainty in the financial market & economy, he feels we need to focus on the necessary work as the foundation. As he understands it, that would be the electrical system, irrigation and storm drainage. The Town Manager said the electrical system has been done, that was a surprise we had to do last year. So he feels the irrigation and storm drainage should be the focus. Mr. Teichman thinks a 19% tax increase is uncalled for.

Mr. Teichman summed up his comments – let's focus on the storm drainage and irrigation as the core of the project. Then see what else we can afford. From what he understands now, we are constrained to keeping this facility as a park but not a Golf Course. Just keep that in mind.

Rick Dowdy, 102 Stafford Oak Rd., said he understands the course would have to be closed to replace irrigation for 3 – 4 months. Could the renovation be done on the west nine, leaving the other nine holes open while the first 9 holes are renovated. Then switch to close the second nine and open the newly renovated holes. That leaves the possibility of leaving nine holes open, less time down to keep play at the course.

Mayor Volz asked Richard Mandell to speak to these questions.

Richard Mandell, Golf Course Consultant, stated he has been working with the Town for almost a year. He is a municipal golfer and grew up in a Town a lot like Jamestown. There has been no mismanagement of the Golf Course. All golf courses have a certain life span. In looking at the last 10 years of expenditures versus revenue, most of the expenditures have been related to infrastructure problems. The course was built in the early 1970's. The average life of a golf green is 25 years, cart paths 15 – 18 years, sand bunkers 7 – 10 years, irrigation 20 – 25 years.

- The element of your golf course that has the longest life is the irrigation system. The Golf Course was built in 1973 and the life span of 25 years that shows the irrigation should have been replaced in 1998. The last 10 years prove this because of infrastructure problems and expenditures have risen about revenues. Things have run their course of life. That is why Council has everyone here to discuss improvements & renovation. There has been no mismanagement of the course; it has a natural life span just as we human beings. Technology changes in the last 35 years have greatly improved golf courses and keep expenditures down in the future.
- Grasses – more draught, heat and disease resistant than what we have at the course now
- We will minimize watering, fertilizing, pesticide usage and expenditures
- Storm drainage – the wetter your course the less rounds you can play on the course – The life span of storm drainage is 20 – 25 years (corrugated pipe) we are past that 20-25 year threshold. Part of the Business Plan Proposal is to replace that entire pipe as well as add more pipe & more drainage. By adding drainage we can get the Golf Course drier quicker and get more rounds of golf.

Mandell said Jay Gardner, Golf Course Superintendent, has done a great job. But, he has been handcuffed. His infrastructure is failing around him. He has been doing a band-aid situation for many years and spending a lot of money to band aid things together. If we fix the Golf Course that will decrease expenditures.

Rich Salyards – Questioned if the course could be done in 2 phases, keeping 9 holes open at a time as suggested earlier. Mandell said the renovation could be developed in 2 phases, because the front 9 and back 9 are staying the same, but we are changing hole #'s on the back nine. What happens is the amount of time it takes to do these renovations. By doing this, you are doubling the amount of time of construction. The first nine holes being constructed and playing on the old 9 holes is not a concern. What is unhealthy for the course is to put all the play on the new 9 holes while constructing the back nine. It is not good to double play on the new part. Also, he has seen courses struggle by rushing through construction. Also by doing all the work at one time you do not have double mobilization costs. To do the project piecemeal you add about 15-20% from each item.

Mayor Volz mentioned about things failing. Per Mandell, if a few greens die, you will spend \$60,000-75,000.00 per green complex plus your Golf Course is shut down. So, if 4 greens die that's \$300,000.00. What if there are 2 greens on the front 9 and 2 on the back nine, you will have to shut down the Golf Course and fix that infrastructure. What happens if a year later 2 more greens die? You are in the same situation. Build everything in one shot gets the best bang for your buck. Mandell thinks this is a great time for bids. He is confident the estimates he presented in the Business Plan are high.

Salyards stated we generated \$900,000 last year from the course. What is the maximum capacity of the course? Hutcheon said last year's rounds were about 32,000. About 8 or 9 years ago we had 40,000 rounds. Hutcheon talked to a few golf courses that went through recent renovations and they gained 5,000-7,000 rounds. Hutcheon stated this could add a couple of hundred thousand dollars. Mandell stated that is assuming a modest rate increase. (\$3.00 - \$5.00 a round) Potential is there to increase more than that and still be under cost of other courses. Mandell stated:

1. The new grasses will sustain more foot traffic.
2. Storm drainage will dry up the course quicker and allow more play
3. Tee square footage allows to spread out wear & tear

Ritchie Ashburn, 204 E. Fork Rd. – stated he has been in Jamestown since 1985. He played many rounds of golf in the late 1980 and early nineties at the Jamestown Golf course. It is a very nice course and fun to play. He also was a member of Sedgfield since 1996. Sedgfield just went through a 2.8 million dollar renovation. The course was built in 1926. Ashburn stated if Sedgfield can do a renovation for 2.8 million why does it cost 4 million to do a little public municipal course. Part of the way Sedgfield sold the renovation to the members was that they would increase the initiation fee from \$12,000.00 - \$18,000.00. That did not happen. In fact members left. He left 2 weeks ago. They are now offering incentives to get people to join. The way it was sold did not happen. It was mentioned that perhaps more rounds could be played with the improved irrigation and drainage systems. That may be right, but he stated he assures you if you charge \$40.00 - \$50.00 a round you have to spread the tee times out to 10-12 minutes. People will not pay \$40.00 to stand & wait. That was the beauty of Sedgfield you could play a round of golf in 3 ½ hours. Personally, he believes that a small vocal golf clubbing group of people in Jamestown are trying to improve their golf experience and trying to get me to pay for it.

Charlie Dye, 204 Wiltshire Drive, He stated he was part of the Jamestown Golf Association when we had the largest number of members we have ever had. We had to close our membership in the 80's. Joe Norris was our superintendent. The course was not in good shape then. However, the most play at the Golf Course was at that time. Jay Gardner has done a fantastic job. The course is in the best shape it has ever been. Mr. Dye stated he saw some things in the plan that he totally disagrees with. We need greens and if we did all the greens @\$50,000.00 a green that equals \$900,000.00. Then \$900,000.00 for the irrigation system, which he agrees we need to replace the irrigation, these two items total half of the business plan renovation totals. Per Dye, Greensboro Country Club spent 3 ½ million for their renovation. He stated about 15 years ago, he did a survey of 25 golf courses in the Piedmont. Our cost of operating the inside of our course was the highest in the whole area.

Mr. Dye said we need to do the greens and irrigation but not now. He said the Jamestown Golf Assoc. bought the furniture for the clubhouse, and paid for the split rail fencing. He no longer plays today, but wants the course to be nice. There are some golf courses for sale for less than 4 million at the beach. Even if the economy was great, 4 million is not the thing to do.

Robert Pickett, 605 O'Neill Drive, He was on the golf committee that worked on this project. The 4 million is not THE number. We don't know what THE number is until we put together the necessary plan designs and put out to bids. Then we can find out the cost to do the whole plan or part of the plan.

Mandell said the cost figures came from real projects that have been done over the last few years. Our job is to look at the big picture from start to finish giving the Council and residents the big picture of where we are in terms of the golf course. No one is suggesting to spend 4 ½ million on the whole project. Mandell said Sedgfield and Greensboro Country Club went through the same process and

could have spent more money. But they chose to go through the due diligence period and get the best bang for the buck. That is where we are right now and that is what the Council is trying to decide. We are in the middle of the process. Council has decided to look at option A and eliminate things in option A to lower the cost. The next step is to go through bids with construction documents to continue to lower that number down.

Why did Sedgefield cost 2.8 million and we are talking about a total of 4 million. Mandell said you cannot really compare the 2 golf courses. In the 1920's people had better pieces of property to choose from for their courses. They had natural beauty and natural drainage patterns. Sedgefield Golf Course was much more conducive to minimizing infrastructure. Jamestown did not have that luxury in the 1970's when the course was built. Mandell said Sedgefield has gone through a few renovations since the 1970's. Jamestown has not renovated at all.

Chris Mattern, 701 Ragsdale Rd. She stated she has lived here 39 years. Thanked all the Council and staff for their public service. You do a very hard job. She feels Jamestown is the best place on earth to live. She wonders about the old document with the Federal Government to see if there is any way we can get out of that agreement with the Federal Government. Then we may be able to sale the property or change the usage. She feels that the property is an asset but the Golf Course is a liability because we do not make any money from it.

Also, there are many people on fixed income or with kids in college. Any tax increase would be devastating to them. She feels this project is so expensive it is important and critical this should be put on referendum for the whole town to vote on. There are people that are very upset about the potential of trees being cut down and taxes raised. We need more time to think about it and put it to a referendum.

Joe Ververst, 404 Cloverbrook Drive, The Council is a representative of the people and should listen to what the people have to say. They City Council should not entertain to spend any money in these negative times. If we had a surplus it would be a different story. People are having a hard time just putting bread of the table. Mr. Ververst also said that it is the people that make Jamestown and not the golf course.

Alan Dewey, 603 Ragsdale Rd., has been a resident for 34 years. He retired from playing golf about 15 years ago. He played on many courses in many counties and states. He played Jamestown a couple of dozen times. Dewey read the highlight of Mandell's renovation plan. He complemented Mandell on the quality and content of this plan, although he does not agree with all of the content & monies.

Mr. Dewey met with Cookie Billings and Council Member Brock Thomas and he thanked them for meeting with him. Billings assured him this project was not a done deal and advised him to come to the meeting. He is not an anti-golfer. But he is a taxpaying resident of Jamestown. He is against any tax increase of this magnitude for what he calls non essential types of municipal projects. Especially, if the project only benefits a few people. He thinks the majority of the golfers at the Golf Course are not Jamestown residents.

Jamestown is probably the smallest Town to have a golf course. Should a small town with approximately 3300 population try to have a country club golf course? A tax rate 19% increase could cost \$8,000.00 per household over the course of the debt. He lives on social security and pension. He

has learned how to live frugally. There are others in Town more elderly on a fixed income. Since the electrical has been replaced we are mainly talking about the drainage and irrigation system.

The Town Council is asking the people of Jamestown to fund a rebuild of the course for non-residents. He is dismayed at the 4 million. Alternate A is 3 million. The golf course has always been a money pit. He thinks it is a liability. He thinks the renovation project should be put on a referendum for the May primary for all the citizens to vote on. He thinks the referendum should include alternate D which is the amendment for irrigation and plumbing. Put this as an alternate on the referendum. The April 1<sup>st</sup>, 2010 deadline is off the table. He stated he would not mind if we closed the Golf Course and renamed it the Jamestown Nature Place and just get out of the golf course business.

Carol Salter, 601 Havershire Drive, lived in Jamestown for 28 years. She is not a golfer but she does pay taxes. She asked if Jamestown still gets any ABC revenues. The Town Manager said Jamestown is no longer operating an ABC system.

Tom Tervo, 2 Langholm, stated he has lived here 11 years. He was on the Golf Committee. Mr. Tervo said he looks at the golf course as part of the community that touches every one of us in the community. I look at it as an investment that impacts the value of my house. To watch that deteriorate he believes has a negative impact on the value of his house. I look at the potential tax increase, if the figures are right, I will end up paying about \$200.00 more a year. Nobody wants the tax increase, but if my house needs painting, it is an investment I have to make to keep the value of my property. He looks at the potential \$200.00 as an investment in the value of his property today. He believes the increase in play will happen. Mr. Tervo went onto say that about 80% of play comes from out of our community. We are tremendously depended on people that do not live here. If it deteriorates I guarantee you more people will leave and revenue streams will go down. He doesn't think we can get it done soon enough and the entire plan needs to be done. What would happen to the value of your property if the course were to become a public landfill? Procrastinating is not a good option. He worries a major expense will occur on the Golf Course and we will have to shut down the course with no revenue and the expense to fix it.

Don Douglass, 202 Edwards Lane, I was on the Golf Committee. I play the Jamestown course. He said no one on the Golf Committee was thinking about building a Country Club. He thinks the course is an asset. If you lose the golf course, you lose the quality of life. He thinks there are safety issues at the golf course that need correction. If you do the very basic work, then if you every do redesign the course, you don't have water where it belongs and you have to start over.

Hugh Cates, 105 Knollview Ct., I have lived here since 1966. I was on the Golf Committee. I was on the Council in 1974 the year the golf course opened. The previous Council looked at the park (golf course, athletic fields) in term of quality of life providing recreation. He feels it was the right decision. Recreation helps the value of your home. The Council looked at the Park as an asset to the Town. Since the Park was built, every asset of the Town has been rebuilt. (The Town Hall, Fire Department, Civic Center, Randleman Dam and Eastside Treatment Plant) This enhances all our quality of life. He would like to see the Council move forward on this to the point of getting the bids, so we know exactly what the price is. We cannot make a decision tonight. Cates said he trusts the Council to make the right decision for the Park and the right decision for Jamestown.

Shanna Chastain, 104 Wyndwood Drive, stated she works at GTCC and has lived here in Jamestown for 18 years. She is a single parent, teacher, and has 2 girls in college. She has not had a pay raise in 2

years. She stated she enthusiastically supports maintaining Parks & Recreation in this Town. Her 2 girls played soccer, golf, softball, lacrosse, hiking trails and paddled the lakes. Her girls wore out more than 1 swing on that playground. It is a very emotional situation for her. Her kids spent a lot less time in the mall because of the Parks & Recreation in this town.

She cannot understand how anyone can view there recreational facilities as a burden. She thinks it is the best asset my family has had especially as a single parent. She has been involved in State construction and involve with bids for the State. The building she is working in now was a 12.5 million dollar project and the bid came in at 8.5 million. We do not know what any of these alternates will cost until we bid them. She enthusiastically supports this, please go ahead with the project and keep our Parks, soccer fields and entrance parks, as this is a part of Jamestown. It has been hugely important in my life.

Robert Wenzel, 515 Forestdale Drive – He asked what happens if we don't honor our commitment to keep the golf course running. Billings stated that our commitment is to keep that area a Park space. It is all one parcel of property except the soccer fields. NCDENR monitors that we are keeping it as a park. Wenzel asked what if we don't keep it a Park. What happens? Billings would have to ask an attorney to investigate that. Wenzel stated if losing that asset would be so terrible that it would be a burden on the Town verses a tax increase burden.

Council Member Nixon-Roney stated she is an attorney and the Town Attorney is present. She stated that without looking at the documentation, she can only speculate that if the Town did not honor its commitment, the Town could be fined, or that the federal government could take over the property as a federal piece of property. She does not want to increase taxes. She is very frugal. She stated on page 53 of the Golf Course Business Plan is a summary of cost. She is open to suggestions and ideas. Alternate B is \$2,122,000.00 and we hope to get a 25% break and raise fees at the Golf Course. So we may not be talking about that big an increase.

Mr. Wenzel suggested other uses at the park: Hobby Park, Frisbee golf, BMX trails, camping, and trail bike trails, concrete hall, radio controlled race track, and radio controlled air plans. These uses could general revenues.

Jay Gardner thanked the Council, Cookie and Judy for all the work they have done on this project. He stated he is the Superintendent at the Park; needless to say he is bias. Gardner said he just wanted to let you know the careers of people that have developed from the Park over the last twenty years.

Marcy Hart – LPGA tour now, had her first tournament at Jamestown

Jason Gentle – Head Pro now at Windy Creek Golf Course, started as a cart boy at Jamestown

Mark Carter – Asst. Pro at Pine Valley Golf Course, started at Jamestown

Brooks Turner – Superintendent at Greensboro Country Club, started at Jamestown

Wes Proctor – Superintendent at Greensboro Country Club, Carlson Farms Course, started in Jamestown

Doug Lowe- Director of Maintenance for both Greensboro Country Club Courses– started in Jamestown

Chad Cromer – worked under Gardner now owns his own Golf Course in Atlanta

Brandon Smith – Assistant Superintendent Golf Course in Atlanta, worked under Gardner

Gardner also stated that two of the top amateurs in the State of North Carolina and South Carolina, one of them lives in Jamestown, Larry Boswell. Boswell currently works at Jamestown Golf Course. The other is Bill Harvey and he played at Jamestown.

Mayor Volz said we need to know where we truly stand as far as cost. Council Member Gray stated we have invested a great deal of time and talent into this great document. He would like to go ahead to proceed to the level of finding out exactly what costs we may incur to continue to maintain our park. He would be in favor of going out for construction bids for a more accurate picture.

Billings said that is an expense in itself. We do have to work with the LGC, maybe we should start this next fiscal year. That is something we can build in the budget for next year. Mandell said we need to know what components the Council wants in the project before he can design the construction documents.

Council Member Nixon-Roney would like to research some of the documents to find out what happens if the Park were not maintained. Doing nothing is not an option; we need to do more research.

Billings stated she will ask NCDENR to see how restrictive the regulations are and give this information to the Town Council. Billings informed the Council that staff needs to know if we are to build the cost of construction documents into the budget. Council Member Nixon Roney would like a breakdown of the cost of the bidding process.

Mayor Volz asked do we need a motion tonight to get the preparation of the construction documents into the budget. Billings said yes, but also over the next 2 months we need to define what part of this project the Council wants Mandell to draw up.

Richard Mandell stated the fees are mostly for our construction document preparation. We spend a lot of time on preparation. So, there are no changes in the field which ultimately cost more money. He does a detail set of construction documents so you can show the contractor exactly what the project will look like. The more detail provided the tighter your cost figures will be. He would do a package of construction documents that give contractors the best possible way to give us as tight a number as possible. He will send the bids to contractors and have an open bid. They will probably give the Contractors 30 -45 days to prepare their bids. Mandell will assist the Council in reviewing the bids. We will determine the best bid and then try to refine those numbers. The bid package will disclose to the Contractors that this is not a done deal. The end results maybe no project or it may be delayed 1 – 3 years.

Billings said the Council will need to select which alternate they will go with. They need to give us that direction. Mandell can then design the document. Billings said we could build the construction document fees into the new budget year. In the meantime Council would be evaluating which areas they are interested in pursuing. That way the only cost we are incurring next year is that of the construction documents. Then determine which way to go forward at that time. Staff is building the budget now; it would be nice to build this in. Council will vote on the budget in June and could make changes at that time.

Mayor Volz asked if the Council would like to set up another meeting to discuss the bits and pieces of the plan. The Council felt another meeting was necessary. The Council will set a date at a later time.

7. Public Comment Period – No one registered to speak.

8. Proclamation Litter Sweep – Martha Wolfe stated we have set the date for the Spring Litter Sweep 2010 to be held April 24, 1020. The Ragsdale High School Key Club will be helping us with the litter pickup. We will meet in the Food Lion Parking lot at 9:00 am Saturday morning. Also, this year a group of men from Martin Marietta Rock Quarry will volunteer to help us.

(Insert Proclamation)

9. Resurfacing contract recommendations – Chuck Smith stated in your packets is a recommendation for a resurfacing contract 2009-2010. The Public Services staff did a great job in gathering data for this contract. Public Services recommend awarding the bid to Waugh Asphalt in the amount of \$240,601.20. Council Member Thomas made a motion to approve the bid to Waugh Asphalt in the amount of \$240,601.20. Council Member Nixon Roney made a second to the motion. The motion passed by unanimous vote.
10. Budget Amendment Powell Bill – The Finance Director stated this amendment is to add an additional project under the Powell Bill in the amount of \$15,000.00. Council Member Gray made a motion to approve the amendment in the amount of \$15,000.00. Council Member Nixon-Roney made a second to the motion. The motion passed by unanimous vote.
11. Financial Statement – Judy Gallman presented the financial statement for the month ending 2/28/10. She highlighted as of 2/28/10:

Cash Balance is approximately 6.2 million (some of this is reserved for Randleman Reservoir and Powell Bill)  
Debt Balance as of 2/28/10 is approximately \$238,000.00  
Expenditures and Revenues at this point in the year should be at 67%. Revenues for the General Fund and the Water/Sewer Fund are at about this point. The expenditures are under that amount.

The detailed revenue reflected a payment made for engineering fees for the drainage pipe project at the Park. The Town has paid off the water/sewer loan debt payment.

12. Accept private donation to the Town of Jamestown – Council Member Ragsdale made a motion to accept the private donation by the Ragsdale family of a portrait of former Mayor Thomas C. Ragsdale Sr. Council Member Thomas made a second to the motion. The motion passed by unanimous vote.
13. Public Comment Period – Julie Rayborn, 404 Mendenhall, asked if the resurfacing contract just awarded will include Mendenhall and Forestdale. Chuck Smith said it includes sections of Mendenhall from Forestdale to Potter Drive where the water line was installed.

Charles Dowdy, 214 Misty Waters – Is there any way we can install a PA system for the Civic Center. The acoustics are terrible.

Council Member Thomas made a motion to adjourn. Council Member Nixon Roney made a second to the motion. The meeting adjourned at 9:05 pm.