

Special CIP Meeting
Council Chambers

February 18, 2014
5:30 pm – 6:30 pm

Minutes & General Account

Council Members Present: Mayor Volz, Council Member Thomas, Montgomery, Ragsdale
Council Member Nixon-Roney arrived late

Staff Present: Chuck Smith, Paul Blanchard, Judy Gallman, Matthew Johnson and Martha Wolfe

Visitors Present: Don Douglas, Tom Tervo, Carol Brooks of the Jamestown News, Robert Pickett and Shanna Moore

1. Call to Order – Mayor Volz called the meeting to order.
2. Citizens Input regarding Capital Improvement Program – Mayor Volz stated this is the beginning of the budget season. This meeting is being held to allow citizens to discuss with the Council projects they would like to see included in the Town's budget and CIP program.

The Town Manager displayed the preliminary CIP Program list on the screen for the public to view. Mayor Volz opened the meeting to the Public for comments.

Tom Tervo, 2 Langholm Ct., questioned if the current preliminary CIP list of priorities for projects is the same as last year or have they changed. The Town Manager stated staff is currently developing the CIP Plan. What is shown reflects preliminary department priorities. So, it has changed from the approved CIP (Capital Improvement Program).

The Town Manager reviewed the CIP describing the columns listed, how the priorities are ranked and sorted. Health & safety matters require a #1 priority, example Dillon Rd. Pedestrian Bridge Project. While not listed on the CIP last year, it received #1 priority this year due to questions over boards on the walkway. A study will be conducted to be sure the walking boards are safe. A new garbage truck is #1 priority. This has been on the CIP for a few years. #1 priority for Jamestown Park is a front end loader. This is a vital piece of equipment for Jamestown Park so it received high priority.

Mayor Volz reviewed the criteria for the priority rankings; Must Do, Should Do, Could Do. The Town Manager said health & safety is #1, other rankings include #2 legal mandates, #3 expansion, #4 replacement. This is a tool for the Town to use as we budget for the next fiscal year and into the next 5 years.

Shanna Moore, 104 Wyndwood, stated there is a safety issue at the golf course. There needs to be some netting at the tee box off the first tee down to the pitch & chip range. There needs to be some type of buffer in that area. It is a safety concern to her. She does not want it to displace any other projects involving the golf course but it would be a good project to work in as possible.

The Town Manager said when a project is suggested the Department Head investigates the projects. If the cost of the project is \$5,000.00 or less it is not listed on the CIP but rather an item in department operational budget. Tervo asked about fence repair at the Jamestown Park and the Town Manager said that would be an operational budget item.

Robert Pickett, 605 O'Neill Dr., stated Gary Robbins will be presenting the design for the Clubhouse renovations at the regular Council meeting. Pickett and Moore were on the committee that provided input on the plans. Pickett said he was very impressed with the plans. Moore echoed the same positive impression. The Town Manager said this project is listed on the "Could Do" list of the CIP. This is listed as a top priority for the Pro Shop. Since it is an expansion project it does get a lower ranking. At this time, it is reflected in next year's budget.

Mayor Volz said that in order to move this project to a "Must Do", we would need to have permission from the Local Government Commission to proceed to seek financing. The project is being discussed tonight by the Council. If the Council approves, hopefully a meeting will be set up with the LGC to investigate how to move the project forward.

Shanna Moore said she thinks the Council will be impressed with the preliminary plans. Robbins has done such a major job of combination face lift and addition. It has the potential to extend the use of the Clubhouse for something other than a golfing event. The committee tried to think long term and whether or not we could draw a lot more business to the Pro Shop, the Golf Course and the Park. She encouraged the Council to support it.

Don Douglas asked when looking at an item such as the Clubhouse renovation project, would a tax increase be required. The Town Manager said as it is being proposed now, there is no tax increase. However, if the Town receives the PARTF grant and the grant for E. Fork Rd. Bridge, Lydia sidewalk and other projects over the next 2 years, it would be different. Mayor Volz stated even if the Town is fortunate enough to receive these grants, the Town will have to match the grant funds. Tom Tervo said it sounds like you can't take the possibility of a tax increase off the table. Tervo said he came prepared to talk against renovations to the Pro Shop.

Mayor Volz said the thoughts behind the Clubhouse renovation were to look at the facility use for the next 20 years. The Mayor said there are things that have to be done. Tervo said he is absolutely convinced that we need to make sure, giving the limited resources (tax dollars) that the golf course gets fixed before we spend any money on the Clubhouse Renovation. He understands there are some critical repairs that need to be done (ex: Plumbing) as a taxpayer, he absolutely will do all he can to speak loudly that the Golf Course is the revenue generator and everything else is "pie in the sky". He is skeptical that lots of events will be scheduled at the Clubhouse.

Tervo stated he was also talking about the long term investment, there is infrastructure in the Clubhouse which needs repairs. (Plumbing, and wiring) If you do not address these issues, cosmetic repairs will not fix the problems it will just cover it up. Council Member Ragsdale said the CIP does show the Golf Course Renovation as "Should Do" and the Clubhouse as "Could Do". We are prioritizing the projects. Tervo again reiterated that the Golf Course needs to be done first. It is the revenue generator. In his opinion, all the projects at the Golf Course should be completely finished before the Clubhouse Project is started.

The Town Manager stated Tervo had very valid points. He stated the Golf Course and Clubhouse are separate projects. He said regarding the Clubhouse, if we do the bare minimum we could possibly take out a construction loan for that amount and make those improvements happen sooner than later. There is the option to put money aside in capital reserves and wait till we have the funds available. Then make renovations to the Clubhouse. In the meantime, HVAC, plumbing, kitchen is an issue and we are not taking care of any of those problems. We do not have that option for the greens renovation and tees renovation. Smith said the prices the Parks Supervisor got on the Golf Course project are pretty close in today's dollars. If we are awarded the PARTF grant, we feel the Town could move forward to make the improvements to the greens & tees. However, Smith said, the funding would not be enough to do the fairways and bunkers. Tervo said that is his point. He would like to see all of the Golf Course renovated including bunkers & fairways before any improvements to the Clubhouse.

The Mayor said we understand that the Golf Course is a revenue generator. However, he feels the Clubhouse could be a revenue generator as well. He would like to seek a balance to improve both projects and improve revenue generated from both facilities. Tervo said he is skeptical about the revenue that can be generated by fixing up the Clubhouse. If you only have so much money, he votes for spending it all on the Golf Course including doing the bunkers as opposed to picture windows at the Clubhouse.

Smith said looking at the General Fund there are several other departments that have to be funded out of the General Fund. Also, if the State were to mandate the Town had to construct the Vehicle Wash Facility now instead of later, we would have to comply with the State's demand.

Smith said about every 6 years we have to buy a new garbage truck. In installment financing we are looking at \$120,000. - \$150,000.00 payments for this. We need to seriously consider how much we want to borrow.

Robert Pickett asked what difference is there between the financing for the Golf Course and the Clubhouse. Smith said what is being proposed for the Clubhouse financing is combining the Public Services Facility (already on track) and adding the Clubhouse to this project. The Town would have one architect and one construction loan. Through the CIP we have already saved quite a bit of funding for the Public Services Facility. In presenting those two projects to the LGC, together they form a much more feasible project. If the projects are separate; Clubhouse vs Public Services Facility – The Public Services Facility will be the preferred. (water/sewer is an absolute "Must") LGC probably is not concerned with a Clubhouse. Gallman said that previously the LGC looked at any type of recreation as an unnecessary item. A Public Service Facility is necessary.

Matthew Johnson reviewed the sidewalk projects. The Town has some potential funding through State Transportation Improvement Plan; 1.2 million for the E. Fork Pedestrian Bridge. The Lydia Greenway Trail Project will tie into the new sidewalk just constructed at Yorkleigh Lane and JUMC existing sidewalk. The Town was advised they could receive up to \$670,000.00 toward this project. We are still working through the municipal agreements on these projects. This would be money that the Town would have to front and then get reimbursement from the State.

If we let these projects before June 30, 2016 we would not have to pay the local match on them. That would be picked up by the State. The grant is an 80-20% match; 80% Federal Funds and 20% local funds. The State would pick up the Town's 20%. So we would receive 100% of those funds. The caveat is if we get into the project and it costs more, the difference would have to be made up solely by the Town.

The last sidewalk project is Oakdale Rd. that starts at Hillstone Drive and extends to Moore St. It is in the planning process. Again, we hope to get additional funding from NCDOT to construct this project.

Paul Blanchard, Public Services Director, reviewed the top 3 projects for Water/Sewer Fund. In the sewer systems the Town is looking at fixing problems; on-going camera project to video lines, slip lining and maintenance issues. Water system proposed to have a water study updated to look at possibly abandoning and or updating some lines.

Grandover Project –The Town is looking how best to serve the 4 tracts in the area with water service. We are looking at ways to extend off of our system. The Town Manager stated that adding services prompts annexation. The Town Manger is still working with city of Greensboro on how to service the properties. The Town Manager continues to meet with Koury Corp. and the City of Greensboro.

Paul Blanchard showed pictures of the existing Public Services Facility. The Facility is 40 years old and in dire need of improvement. Plans are to save the framework of one building and redo the interior of it. The other buildings are scheduled to be demolished.

Mayor Volz adjourned the meeting. Take a 2 minute break before the regularly scheduled Town Council meeting at 6:30 pm. The meeting ended at 6:28 pm.