

WICOMICO SHORES GOLF COURSE ADVISORY BOARD

**Wednesday, June 30, 2004
Meeting Minutes**

MEMBERS PRESENT: Phil Cranford, Jim Hodges, Wayne Pettit, Robert Richardson, Merrill "Chico" Rivers, Richard Smith and Gloria Tippet.

OTHERS ATTENDING: Phil Rollins, Director, St. Mary's County Department of Recreation, Parks and Community Services; Pat Meyers, Golf Course Manager; and Chris Bologna, President, CSBI.

CALL TO ORDER

The Wicomico Shores Golf Course Advisory Board meeting was called to order at 6:00 p.m. at the Golf Course Clubhouse by Chairperson, Chico Rivers.

APPROVAL OF MINUTES

Jim Hodges, motioned, seconded by Rick Smith to approve the minutes of April 7, 2004. Motion carried with all in favor.

REVIEW OF STRUCTURAL ENGINEER'S REPORT

Chairman Rivers reminded the Advisory Board members that the Board previously decided to defer further consideration of renovation or replacement of the existing Clubhouse building until a structural engineer's report could be obtained. The report from Watkins Partnership, Inc. was received on June 22, 2004. The purpose of the structural analysis was to make sure that renovation is feasible; the structural engineer's report confirms that it is.

Chairman Rivers asked if the engineer's report was a complete analysis of the building. Chris Bologna, CSBI, reported that the structural engineer's report is as complete as it can be at this point; it did not include an examination of the foundation or unexposed beams which typically isn't done at this stage of analysis because of the damage done to the facility to obtain the needed exposure. The structural analysis concluded that the existing structure doesn't meet current building codes for load capacity for the lower level ceiling/upper level banquet room flooring. The structural report indicates that this can be corrected by constructing additional beams and support columns at a cost of about \$90,000. Doing this would probably make the lower level usable for cart storage and/or general storage only (the lower could be used as before, but it would have more columns and beams). Members were asked to refer to diagram S-2 of the structural engineer's report.

Chairman Rivers expressed concern that in the event the building is renovated, that additional unknown structural problems may surface during the renovation. Mr. Bologna stated that with any renovation unknown issues always arise; the likelihood of a major, catastrophic failure in the structure is probably minimal. The cracks in the brick pillars appear to be veneer only and not structural. The unknowns identified in the report include footing capacity, which can't be determined unless some excavation is done. The report primarily examines the load capacity in terms of the upstairs level and recommendations needed to meet current structural codes; there's no way to examine the footings and foundation until actual renovation begins.

Chico asked if the upper level was unsafe in its current condition. Mr. Bologna stated that it doesn't meet the current code requirements and that could be the reason for some of the stress cracks. Mr. Hodges asked if the outside deck was not used/expanded upon, could there be fewer columns? Mr. Bologna stated that code officials may require that the area is cordoned off to ensure there's no assembly in that area. Five columns and six beams could probably be eliminated if the upstairs terrace area was not used at all.

Mr. Rollins stated that based on the previous WSGC Task Force report, there are four options on the table for the Clubhouse at this time.

1. Renovation Option A - included no major changes; would cost approximately \$865,000 to bring the facility up to current codes; plus about \$90,000 for additional structural supports and columns.
2. Renovation Option B - renovation of the building from the perspective of accommodating the identified programmatic needs of the facility; includes moving the pro shop, kitchen, snack bar and seating area to the upper level and converting the lower level to cart storage and maintenance.
3. New Construction Option A – use existing approved plans and ask the architect to scale back to reduce \$500,000 from project (the likely item to defer is the banquet room).
4. New construction Option B – start over with a design build process.

Mr. Hodges asked if the \$127,000 contingency in Option A is still realistic. Mr. Bologna stated that's a conservative figure and may be low. The budget for the project remains at \$1.5 million with \$500,000 of that coming from cash from the Golf Enterprise Fund and a maximum of \$1 million being borrowed.

Mr. Rollins and Mr. Bologna provided information on some other options for renovating the building. Mr. Bologna stated that he thinks the County could take parts of Option A and Option B and the plans the architect designed and implement them into a very nice renovation. The discussion focused on alternatives if the golf shop and food and beverage operation were moved to the upper level along with the banquet room. There are several possible areas on the upper level which could be renovated/expanded. Mr. Rollins will provide Advisory Board members with a breakdown to include square footage for each

area and the estimated cost to renovate each of those areas. In this scenario, the lower level would be used for cart/general storage.

Wayne Pettit inquired about the need for such a large banquet room and the need to expand the kitchen? Mr. Bologna stated that a group of 30 or more would be considered an assembly and new code requirements would need to be met; the kitchen is proposed to be upgraded and not expanded, although the room would be available to expand the kitchen. Chairman Rivers noted that as the Wicomico Shores community and County continues to grow, the additional space will be needed.

HOUSING CONFLICTS ON THE GOLF COURSE

Chairman Rivers referred to the golf course architect's report prepared by Ault, Clark & Associates, Ltd., which was previously provided to members. Mr. Hodges stated that he sees two pressing issues: the issue on hole number three and the need to work with the developer of future phases of Wicomico Shores (WS).

According to the report, if Phase III of WS were developed it would make the front nine of the golf course unusable, making the course a nine hole course. Staff has learned that a potential developer is considering purchasing this property. Phase III at WS can't be developed unless a taxing district is created for roads, water and sewer and the wastewater treatment facility would need to be expanded to handle the additional development.

Chairman Rivers stated that the Homeowner's Association is not opposed to Phase III of the development; but if Phase III is developed water and sewer would be expanded, thus paving the way for another phase with 514 homes. They are opposed to creating a new taxing district.

Staff has discussed the issue with staff from the Department of Land Use and Growth Management and, even though the development probably won't be occurring any time soon, it may proceed in the future. Mr. Rollins plans to talk to the developers of Phase III to explain the County's concerns regarding the WSGC. The County may explore purchasing some of the lots on the course to alleviate some of the issues.

Pat Meyers, Golf Course Manager, provided information regarding options to reduce the problems currently being experienced with errant golf shots. They include: 1) installing a taller net at angle (lowest quote for the net was \$28,000); 2) change the hole and make it a par four; 3) to build a tee box behind the present area; 4) to construct a large fairway bunker down the left side; 5) add some additional trees; 6) add a hedge; and/or 7) shift the regular tee box to the left approximately 4 to 6 yards. She stated that staff supports a combination of

trying to shift the tee box to the left and adding a bunker to help alleviate many of the problems with the errant shots. Most of the work could be done in-house.

The Board will send a letter to the Board of County Commissioners regarding the Clubhouse and concerns with housing conflicts on the WSGC.

OTHER BUSINESS

Mr. Hodges expressed concern regarding smoking areas in the Clubhouse. Smoking is allowed in the bar area and not the restaurant area. Staff will take that under advisement and take the necessary steps for compliance.

SCHEDULING OF NEXT MEETING

The next meeting of the WSGC Advisory Board is scheduled for July 21, 2004 at 6:30 p.m.

The meeting concluded at approximately 7:45 P.M.

Kathy Bailey, Recorder