

WICOMICO SHORES GOLF COURSE ADVISORY BOARD

Wednesday, July 21, 2004
Meeting Minutes

MEMBERS PRESENT: Phil Cranford, Jim Hodges, 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; and Pat Meyers, Golf Course Manager.

CALL TO ORDER

The Wicomico Shores Golf Course Advisory Board meeting was called to order at 6:30 p.m. at the Golf Course Clubhouse by Chairperson, Chico Rivers.

APPROVAL OF MINUTES

The minutes of the June 30, 2004 meeting will be reviewed and approved during the next Board meeting.

DISCUSSION ON DIRECTION OF THE CLUBHOUSE PROJECT

Pat Myers clarified the following sentence which can be found at paragraph three of Phillip Rollins’ July 13, 2004 memorandum to the Wicomico Shores Golf Course (WSGC) Advisory Board. The sentence should read: For informational and comparison purposes, the existing building has approximately 3,675 square feet of space on the upper level (*and an additional 2,420 s.f. for terrace, but does not include third floor “apartments”*). The words *were* were deleted and *and an additional* was added.

Chairman Rivers read the options for the Clubhouse as outlined in last month’s minutes. He expressed the concern with going through a major renovation process and ending up with almost the same cost as a new building. Mr. Hodges expressed concern with not providing an allowance for contingencies in renovation options A & B. Mr. Rollins stated that he thought Mr. Bologna estimated high on his estimates. Chairman Rivers also expressed concern that the County does not have as-built drawings for the existing Clubhouse; that will make renovation more difficult.

Mr. Rollins stated that if renovation is pursued, the County would probably solicit the project as a design/build project. The County would work with the contractor and their architect to design the improvements within the project budget.

One of the advantages of a renovation project is that there wouldn't be any significant costs associated with sitework and stormwater management. Mr. Hodges asked about the differences between renovation and repair. Chairman Rivers stated that he thought repair would be fixing something old and renovation would be replacing something old. Mr. Rollins stated that some things (like the HVAC) are beyond repair and will need to be replaced under a renovation project.

Mr. Hodges clarified that renovation option A would cost approximately \$865,000 to bring the facility up to current codes; plus about \$90,000 for additional structural supports and columns. The additional costs associated with the terrace would not be needed since the functions under option A would all basically stay the same. Mr. Bologna stated previously that the \$865,000 appears to be "a little low;" the numbers are one year old now. Mr. Hodges asked if work under option A could be done in stages; Mr. Rollins stated that may be a possibility. Mr. Hodges indicated that if the renovation is done in stages, that may eliminate the need to borrow any money. Mr. Rivers thinks a general contractor would want to bid the entire project at once and get the job done as a coordinated effort.

Rick Smith stated that he is still concerned that we still don't know the condition of the foundation until some demolition is done. He likes the idea of the additional cart storage and space above, but is still concerned about the load the foundation can support. If we build new, we would know the supports would be adequate and a new building could be expanded upon in stages.

Mr. Hodges asked for the latest financial information on the Golf Course. Mr. Rollins stated that the latest monthly financial report and the FY2004 actual report can be provided. Mr. Rollins reminded the Board that Elaine Kramer, Director of Finance, worked on a spreadsheet based on the Golf Course financial experience and determined that the Golf Course could afford a \$120,000 per year mortgage. The BOCC indicated they were comfortable with the Finance Director's spreadsheet and authorized the project at \$1.5 million. Mr. Hodges indicated that he would like to "improve on the \$1.5 million situation if possible; he would like to see what the County is going to get for the \$1.5 million and he's interested in not borrowing the full \$1 million and not spending all the money "in the kitty." Several years ago when the project was first being planned, \$500,000 was the balance in the Golf Enterprise Fund; there is considerably more than that in the account at this time. Other capital improvements are planned and budgeted and can still be accomplished while paying for the Clubhouse project.

Mr. Rollins asked the Board, "is it better to complete the entire project and do it right from the start or scale it back and continue to have problems over the years because we opted for the cheaper way upfront." Chairman Rivers stated that "if you don't make improvements to the Golf Course, you're not going to attract more people." Mr. Hodges indicated he thought the projected savings after

paying for the Clubhouse debt and other improvements for FY04 and FY05 is "too tight."

Mr. Rivers read a copy of the letter recently sent to the BOCC regarding the Clubhouse project and potential land conflicts related to the original Wicomico Shores subdivision and the golf course design.

Chairman Rivers asked members to continue to review available information in order that a motion can be made for the decision on the Clubhouse project during the next Board meeting. Mr. Rollins will invite Mr. Bologna to the next Board meeting.

SCHEDULING OF NEXT MEETING

The next meeting of the WSGC Advisory Board is scheduled for August 4, 2004 at 6:00 p.m. After the next meeting, a regular meeting schedule will be established.

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

Kathy Bailey, Recorder