

**MINUTES OF THE TOWN OF BLACK MOUNTAIN BOARD OF ALDERMEN  
SPECIAL CALLED MEETING – WORK SESSION  
APRIL 1, 2011**

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**THE BLACK MOUNTAIN BOARD OF ALDERMAN** held a special called meeting at the request of Alderman Carlos Showers, on Friday, April 1, 2011 at 4:00 p.m. in the Board Room of Town Hall, 160 Midland Avenue, Black Mountain, NC, for the purpose of reconsidering motion #1, regarding allocation of funding toward FY2011 golf expenditures, originally made by Alderman Carlos Showers, and adopted on a vote of 3-2 at the special called meeting of the Board of Aldermen on Monday, March 28, 2011.

**I. CALL TO ORDER**

Mayor Bartlett called the meeting to order at 4:00 p.m. with the following members present:

Mayor Carl R. Bartlett  
Vice Mayor Joan Brown  
Alderman Ruth D. Brandon  
Alderman Tim Rayburn  
Alderman Carlos Showers

Absent: Alderman C. Michael Sobol

The following staff members were present:

Marcia D. Onieal, Town Manager  
Darlene Whisenant, Town Clerk  
Kevin Pressley, Police Chief  
Steve Jones, Fire Chief

Representing the media:

Mark Vanderhoff, Black Mountain News

**II. ALDERMEN COMMENTS**

Alderman Carlos Showers read a statement in which he expressed a need to explain to the general public in Black Mountain why he requested that funds be released at this time to renovate the clubhouse at the golf course. The golf course and clubhouse have been hot topics for the Board for the past nine months. Poor management and unsatisfactory conditions at the course have been the subject of much divisive discussion, between those who regularly use the clubhouse facility and those who feel too much attention is being put into a facility that does not benefit the entire public, but is being supported by everyone's tax dollars. After listening carefully at each Board meeting to citizens of both persuasions, Alderman Showers felt resolution was needed, sooner rather than later, knowing that neither his proposal, nor any other proposal, would be met with universal approval by everyone. He explained that his motion to open the facility for immediate use by any and all Black Mountain citizens would allow for anyone to go to the facilities during business hours to read a paper or book, have lunch or just

meditate on the deck. Open use of the clubhouse would allow the facility to be rented out to parties, wedding receptions, concerts, meetings and other revenue-producing events, particularly valuable in these hard economic times. He expressed a vision for the clubhouse being a public facility, available to all town citizens, not for the exclusive use by any one group or person. He acknowledged that some individuals interpreted his proposal as an attempt to destroy certain organizations, but emphasized that was definitely not his intent. He explained that he did not initially recommend renovating the entire building out of fiscal prudence, and because he felt the need to converse with more citizens on both sides of the issue to fully understand the interests being expressed. Alderman Showers stated that we are all family, part of one community in Black Mountain and should start acting as such.

Alderman Showers then requested that the board reconsider their action on the motion he made at the special called meeting of the Board on Monday, March 28, 2011, which was adopted on a 3-2 vote, with Aldermen Rayburn and Sobol opposed.

***Alderman Showers proposed amending his original motion #1 as follows: that proceeds from the \$250,000 transfer from General Fund to Golf Fund, previously approved by this board, be allocated for the following purposes: a) to initiate new capital improvements and major maintenance projects designed to improve the course, as recommended by the USGA consultant, in an amount not to exceed \$150,000; b) to begin physical improvements to all areas of the golf clubhouse in an amount not to exceed \$100,000.***

Alderman Rayburn reminded the Board that on Monday night it was mentioned it would take approximately \$43,000 for the golf clubhouse to be brought up to code and ADA compliance. His concern was if the motion was passed to approve \$100,000, those monies could not be allocated for possible golf course improvements. Town Manager Marcy Onieal clarified that the \$43,000 was the estimate for just meeting minimum code compliance and accessibility requirements, and did not include other significant maintenance needs that must also be addressed in the near future if the building is to be re-opened. She noted specifically the need to replace two HVAC units, the leaking roof, and deteriorated doors, windows and siding. Alderman Brown commented that the original estimate for implementing improvements recommended by the USGA consultant was \$128,000, but that there may be other needs. By allocating \$150,000 the additional needs could be addressed, and if there was any money left over, it could be put back into the general fund, if not needed for the clubhouse. Mayor Bartlett asked Alderman Showers if he had requested three bids for all the work. He agreed that he had, but knowing that time is of the essence in trying to get the facility reopened as soon as possible, he would suggest that the Town use the same contractor who has done such a great and economical job on the renovations at the Senior Lakeview Center. Ms. Onieal stated that the scope of renovations planned for the clubhouse would not require the Town to formally bid the project, but that an informal bid process could be used to ensure that the Town receives competitive quotes. She noted that construction plans have not been drawn for anything except the structural engineering, and that plans and specs would need to be prepared before any other work could be initiated. Alderman Brown emphasized the need to get started right away in order to accommodate the golf tournaments as soon as possible and suggested that the manager proceed with structural work using the contractor already working on the Lakeview Center, and proceed with looking into food service and doing the remainder of the renovation work as quickly as possible.

There was additional discussion among board members regarding allocation of funding in an attempt to clarify the Board’s intention to spend the entire \$250,000 on golf improvements, while maintaining sufficient flexibility to allow the manager to move quickly and allocate the funds where most needed.

***Alderman Showers restated his motion, moving that the \$250,000 transfer from the General Fund to the Golf Fund be allocated in its entirety to golf course and facility improvements during the current fiscal year, with no less than \$128,400 allocated toward course improvements as recommended by the USGA consultant, and the remainder allocated to clubhouse and course improvements at the direction of the manager as needed. This motion was unanimously approved, 4-0.***

Alderman Showers commented that many of the people with whom he had spoken during the past weeks were in the audience. He thanked them for their active dialogue and feedback, for their attendance at the meeting and their willingness to take his calls. It has been a very sensitive subject and hopefully in the long run it will benefit all the town.

***With no further business, Alderman Brown made a motion to adjourn at 4:20 p.m. The motion passed unanimously.***

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Carl R. Bartlett, Mayor

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Marcia D. Onieal, Town Manager

ATTEST:

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Darlene R. Whisenant, Town Clerk