

Time Line of Events – Golf Course Advisory Committee

July 1998

4. DISCUSSION WITH POSSIBLE ACTION TO APPOINT MEMBERS OF A GOLF COURSE COMMITTEE AND SET A CHARGE TO THE COMMITTEE.

Councilmember Jackson made a motion to appoint Peter Blute, Rob Bond, Bruce Bowden, Vance E. Burnham, Charles O. Daniels, Eugene C. Fowler, Russell Hamley, Joseph S. Hinton, Brenda Jackson, James T. Jones, Julius T. Levay, David L. Lock, J. B. Pennington, Bill Schuster, A.J. Widacki, Clyde B. Wilson, Jr., and Frances Wubbenhorst as members to the Golf Course Advisory Committee; designate Councilmember Preece as Council Liaison; establish the charge to review and evaluate the feasibility of the acquisition of a municipal golf complex to include a twenty (20) year detailed financial understanding and projection of such complex; include but not limited to revenues, operation and maintenance costs, cost of financing, and cash flow impact; address any proposed changes and additions regarding the quality of contribution for the benefit of the citizens of the City, assessment and potential contribution of motel taxes to the project; and to present a formal representation to Council of its findings and recommendation no later than January 1, 1999. The motion was seconded by Councilmember Wilson. The motion carried unanimously.

September 1998

Councilmember Preece reported that the Golf Course Advisory Committee met on August 17, 1998 for its first organizational meeting and divided into sub-committees. The next scheduled meeting is set for September 15th to meet with a representative of the owners of the golf course.

October 1998

REPORTS FROM BOARDS, COMMISSIONS, AND COMMITTEES

A. J. Widacki, as Chairman for the Golf Course Advisory Committee, presented a report to Council stating that after several meetings, it has become apparent that additional time is needed to complete the review and make the appropriate recommendations to Council. Financial information has been requested, however, that data has not been made available. Without this information, an analysis would be difficult to prepare. Therefore, the Committee was requesting an extension of time beyond January 1, 1999 to complete the review and make a recommendation. They felt that a recommendation could be submitted by no later than

114

City of Jersey Village

October 19, 1998

May 1, 1999. Also, the Committee will be requesting funding from Council at a later date to hire an outside appraiser. Councilmembers were all in agreement to allow for this extension of time to complete their review and provide the appropriate recommendations.

November 1998

REPORTS FROM BOARDS, COMMISSIONS, AND COMMITTEES

A. J. Widacki, Chairman of the Golf Course Advisory Committee, gave an update on the progress of the committee and presented a request to Council for funding to hire a consultant to perform an independent appraisal of the Jersey Meadows Golf Course in an amount of \$12,000.00.

December 1998

DISCUSSION WITH POSSIBLE ACTION TO CONSIDER A PROPOSAL FROM AN INDEPENDENT APPRAISER TO PERFORM AN APPRAISAL OF THE JERSEY MEADOW GOLF COURSE.

This item was tabled for 30 days and requested a full report at that time from the Golf Course Advisory Committee.

January 1999

REPORTS FROM BOARDS, COMMISSIONS, AND COMMITTEES

1. GOLF COURSE ADVISORY COMMITTEE. A. J. Widacki reported for the committee to Council. The committee has reviewed a financial report from BSL on the golf course. It has been suggested that the committee consider using Dennis Schmidt with the Harris County Appraisal District as a consultant to the committee at a rate of \$75.00 per hour. The audit subcommittee met on 1/17/99 to evaluate revenues and operating costs. Mr. Widacki stated that as of this date no firm offer has been received for the purchase of the golf course. An executive session with Council and select members of the committee will be held at 6:00 p.m. on 2/15/99 to further evaluate the financial aspect of the acquiring the golf course.

February 1999

DISCUSSION WITH POSSIBLE ACTION TO CONSIDER A PROPOSAL TO HIRE AN INDEPENDENT APPRAISER TO PERFORM AN APPRAISAL OF THE JERSEY MEADOW GOLF COURSE.

A motion was made by Councilmember Preece to hire Gerald A. Teel Company, Inc. to perform an independent appraisal of the 18-holes of the Jersey Meadow Golf Course in an amount not to exceed \$9,000.00. Councilmember Berube seconded the motion. The motion carried unanimously.

May 1999

REPORTS FROM BOARDS, COMMITTEES, AND COMMISSIONS

1. Report from the Golf Course Advisory Committee.

A report was presented by A.J. Widacki, Chairman of the Golf Course Advisory Committee. The report recommends to Council for their consideration that it is feasible to acquire the Jersey Meadow Golf Course based on the independent appraisal performed by The Gerald A. Teel Company, Inc. and by independent consideration by the committee as a whole. The report further states that the acquisition of a golf course would be a quality contribution for the benefit of the citizens of the City of Jersey Village and it would open the possibility for such other things as a civic center, parking, tennis club, and affiliated complexes for the use of Jersey Village residents and others. Within reasonable financial parameters, could be funded from cash flow revenues from the course itself and, therefore, there would be no need for a contribution from the motel taxes.

June 1999

DISCUSSION OF THE POSSIBLE ACQUISITION OF A MUNICIPAL GOLF COURSE.

There was a brief discussion regarding the format for receiving public input to determine the citizens' needs regarding the acquisition of a municipal golf course. It was the consensus of Council that a work session or town meeting should be held sometime in July to talk further about it with the public. Information about the meeting will be communicated to the public through the JV Star.

July 1999

City of Jersey Village

July 29, 1999

**MINUTES FOR A SPECIAL SESSION
OF THE JERSEY VILLAGE CITY COUNCIL**

DATE: July 29, 1999

TIME: 7:00 P.M.

LOCATION: City Hall Council Chambers, 16501 Jersey Drive, Jersey Village, Texas

OPEN MEETING

Mayor Steve Schneider opened the meeting at 7:00 p.m. In attendance were Councilmembers Joyce Berube, Rusty Preece, Ed Heathcott, Charlie Wilson; Mayor Steve Schneider; City Manager Dale Brown; and City Secretary Deborah Loesch. It was noted that Councilmember David Jackson and City Attorney Ken Wall were not in attendance.

Mr. Charles Daniels with the Golf Course Advisory Committee was also present for the meeting.

Mayor Schneider presented opening remarks with a summary of the formation of the Golf Course Advisory Committee, the membership of the committee, and read the charge that was given to the committee by City Council.

A.J. Widacki, Chairman of the Golf Course Advisory Committee, was unable to attend the meeting. Mr. Widacki sent a letter stating his thoughts on the recommendation made by the committee. Mayor Schneider read this letter to the Council and the audience.

Mr. Charles Daniels, representing the Golf Course Advisory Committee, presented a summary of the evaluation and the recommendation to purchase the original 18 holes at Jersey Meadow Golf Course. The committee feels that it is feasible to acquire the original 18 holes of the Jersey Meadow Golf Course, drawing funds only from revenues from the golf course to pay off the debt. A brief summary of the financial evaluations, cash flow analysis, and the appraisal performed by Gerald Teel Company was presented. Peter Blute, a member of the committee, in support of the recommendation, made a brief statement.

Various questions and comments from the citizens were received. The questions and comments consisted of the following:

- Previous and current zoning regulations applicable to the acreage were explained
- Cash flow/revenues generated by the golf course
- Obligation of BSL with the owners to operate the golf course
- Negotiations with BSL for purchase would be done by Council
- Number of rounds of golf sold, impact on revenues if only the 18 holes were purchased vs. 27 holes currently being used. The financials were all based on 18 holes.
- The window of opportunity is closing. BSL expressed an interest and

July 1999 Cont'd

City of Jersey Village

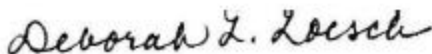
July 29, 1999

willingness to sell. Now is the time for the city to act. The one-year opportunity the city has for right of first refusal is closing.

- Concerns were expressed that Rio Grande Street should not go through to Winchester.
- Concerned that liability to the City of Houston employees pension fund might exist.
- Concerned that increased development in the area would cause more flooding possibilities.
- The City could purchase and develop the acreage to the north of the bayou (Blue 9 Course) for a detention area, put in parks, fields (would provide more green space).
- Could the city condemn the Blue 9 course for use for detention pond?
- How will the legislation requiring going to surface water have on the operation of the golf course? The wells on the course are shallow and are not affected by the legislation.
- Since more golf courses are going up, more people are going to a golf course, feel it would be a plus to have such a facility in the city. It could provide some nice amenities to the citizens.
- BSL only marketed the 18 holes not the full 27. Plans are in place to develop the north 9 holes as residential.
- The comments received were in favor of purchasing the golf course. However, they would like to see some assurance that if there is development on the Blue 9 course, flood and drainage considerations to provide detention ponds should be exercised.

Mayor Schneider thanked the Committee for their hard work and also to the citizens for their efforts to make this city a wonderful place to live. The meeting as closed at 9:10 p.m.

Respectfully submitted,



Deborah L. Loesch
City Secretary

August 1999

DISCUSSION WITH POSSIBLE ACTION TO CONSIDER THE ACQUISITION OF A MUNICIPAL GOLF COURSE.

No formal action was taken at this time. However, it was stated that the possible acquisition would be limited to the original 18 holes and the revenues generated by the golf course would pay the debt incurred. Councilmember Preece stated that it is time to develop

August 1999 cont'd

a timetable or framework to proceed with the project. The sellers need to be notified of the City's possible intent to purchase now that the review process has been completed and to designate an independent negotiator (third party) to talk with the sellers on the City's behalf. A list of possible candidates should be submitted to Council for consideration at the September 20, 1999 meeting.

September 1999

DISCUSSION WITH POSSIBLE ACTION TO AUTHORIZE THE CITY MANAGER TO CONTRACT WITH A CONSULTANT TO ASSIST IN THE ACQUISITION OF A MUNICIPAL GOLF COURSE.

No formal action was taken by Council on this item. However, Council did instruct the city manager to negotiate a contract with Fred Caldwell of Caldwell-Watson to provide consulting services on behalf of the city for the purchase of a municipal golf course with such contract to be brought back before Council for approval at the October 18, 1999 meeting.

October 1999

DISCUSSION WITH POSSIBLE ACTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH CALDWELL-WATSON FOR ASSISTANCE IN THE ACQUISITION OF A MUNICIPAL GOLF COURSE.

A motion was made by Councilmember Berube to authorize the City Manager to enter into an agreement with Caldwell-Watson for assistance in the acquisition of a municipal golf course. Councilmember Heathcott seconded the motion. The motion carried unanimously.

January 2000

Several citizens present at the meeting made comments regarding the purchase of Jersey Meadow Golf Course. Comments were received from Andy Hunzicker, Joe Pennington, Gene Caldwell, Jim Pulliam, and A. J. Widacki. The comments stated were in favor of the purchase of the entire golf complex and to also address the flood control issues, which could be resolved with the purchase of the additional 9 holes for floodwater retention.

DISCUSSION WITH POSSIBLE ACTION TO CONSIDER A PURCHASE OFFER FOR JERSEY MEADOW GOLF COURSE.

A motion was made by Councilmember Wilson to authorize Caldwell Watson to respond to the offer made by BSL Golf Corporation by agreeing substantially to the terms set out in their letter offer dated January 3, 2000. Councilmember Berube seconded the motion. The motion carried unanimously.

February 2000

DISCUSSION WITH POSSIBLE ACTION TO CONSIDER A PURCHASE OFFER FOR
JERSEY MEADOW GOLF COURSE.

A motion was made by Councilmember Wilson to authorize Caldwell Watson to respond to the offer made by BSL Golf Corporation by agreeing substantially to the terms set out in their letter offer dated January 3, 2000. Councilmember Berube seconded the motion. The motion carried unanimously.

The Letter follows:

City of Jersey Village

February 28, 2000

CALDWELL::WATSON
REAL ESTATE GROUP

February 25, 2000

VIA TELECOPIER (713) 522-4551

BSL Golf Corporation
2323 S. Shepherd Drive
Suite 1100
Houston, TX 77019
Attn.: Mr. Andrew Schatte

Re: *Jersey Meadows Golf Course and Related Land (the "Property")*
City of Jersey Village, Texas

Gentlemen:

Thank you for providing the detailed offering package for the referenced project. After careful review and discussions with officials at the City of Jersey Village, we respectfully submit the following proposal for your consideration:

Seller: BSL Golf Corporation

Purchaser: City of Jersey Village

Golf Course:

Approximate Acreage: 121.982 acres ("Golf Course")

Facilities: 18-hole golf course (Rio Grande / Blanco Courses), logo golf merchandise, driving range, practice green, clubhouse, golf carts and cart storage building, maintenance equipment, vehicles and maintenance facility, irrigation pump(s) and station and all other equipment necessary to operate and maintain the Golf Course. Purchaser will assume all equipment leases pertaining to the Property.

Purchase Price: \$6,991,000 (Cash)

Conditions: Purchaser and Seller shall mutually agree to a master plan of the Golf Course that provides Harris County Flood Control ("HCFC") with a minimum of 100 acre feet, and no more than 150 acre feet

BROKERAGE, INVESTMENT, DEVELOPMENT

2600 West Tidwell, Suite 806 • Houston, Texas 77040 • Phone: (713) 690-0000 • Fax: (713) 690-0490 • www.caldwellwatson.com

Equal Housing
Member



Equal Housing
Member

of storm water storage and detention ("Detention Capacity") on the Golf Course. Seller shall pay for the cost of redeveloping the Golf Course to accommodate the Detention. The Golf Course will remain open during redevelopment period and Seller at its cost, shall construct any temporary tee-boxes and / or greens necessary to keep all holes playable during redevelopment. Redevelopment, by Seller, at Seller's expense, will include infrastructure costs including irrigation, grass sod, drainage, and all other items customarily needed for golf course use.

City Park / Flood Detention:

Approximate Acreage: 43.262 acres (the "Drainage Property")

Conditions: The Seller agrees to sell the Drainage Property to HCFC by no later than April 30, 2000. Seller shall use its best efforts to have a contract for the Drainage Property with HCFC by April 1, 2000. Purchaser may, at its discretion, contract with HCFC to use the land for recreational use in exchange for maintenance thereof.

Additional Conditions:

^{Prior}
After April 30, 2000, Seller and Buyer shall have the right to terminate this agreement.

Upon closing and / or prior to Seller's conveyance of the Drainage Property to HCFC, Seller will provide Purchaser with a road easement from Jones Road to Rio Grand Boulevard, which shall be wide enough to accommodate a boulevard type street that meets the City of Jersey Village construction standards. (See attached Exhibit A.)

Upon closing, Seller shall provide Purchaser an access easement along the existing road leading from Jones Road to the golf course.

Seller, at its expense, shall construct the boulevard road shown on Exhibit A up to the 100' HL & P easement (as shown in yellow on Exhibit A). Purchaser will agree to pay one half of the cost of constructing (paving costs only) the boulevard road up to \$600,000, to be paid within sixty days of road completion and final approval by the City of Jersey Village. Road construction and related facilities shall meet all City of Jersey Village and Harris County design and construction standards.

Purchaser shall have the right to construct a road from Jones Road to Rio Grande should Seller fail to construct such road by January 1, 2002. Should Seller fail to construct such road by January 1, 2002, Purchaser's obligation will be to pay one half of the cost of constructing (paving costs only) the boulevard road up to \$600,000. Seller and / or its heirs or assigns shall have the obligation to pay for one half of the road cost from Jones Road to the 100' HL &P easement. Seller shall pay its share of the boulevard within sixty days of street completion and final approval by the City of Jersey village engineering department. Boulevard shall be owned and maintained by the City of Jersey Village.

Seller shall include the approximate .4 acres of land shown on Exhibit A in blue as part of Purchaser's acquisition of the Property.

Purchaser will provide Seller with a sufficient supply of single family equivalent units of water and wastewater capacity for the maximum density as currently zoned for the development of the 75 acre tract along Jones Road. Purchaser will provide pipe connections for these utilities to Jones Road only and will not provide any interior utility line construction. Purchaser will provide pipe connections on or before development commencement of the 75 acre tract. Location of utility connections along Jones Road is to be solely determined by City of Jersey Village.

Seller shall assist Purchaser in locating a qualified golf course management company to submit a proposal for the operation of the Golf Course.

Purchaser's agreement to buy the Property will be subject to final City of Jersey Village city council approval and bond funding, provided however that the final closing date will not be later than May 31, 2000.

**Feasibility and
Inspection Period:**

Purchaser shall have forty-five (45) days to verify property conditions, financial performance, title, survey, zoning, engineering analysis, utilities, environmental studies, etc.

Closing:

Forty-five (45) days following the expiration of the Inspection Period or no later than May 31, 2000. Closing shall be subject to

acquisition of Drainage Property by HCFC. Seller, at its expense, shall provide title insurance and pay for any transfer fees. All other closing costs shall be allocated between Purchaser and Seller in accordance with local customs.

The basic transaction outlined above will be the subject matter of the Purchase and Sale Agreement to be entered into between Purchaser and Seller. The agreement will contain the terms and conditions set forth herein and such other terms and conditions as are usual and appropriate for a transaction of this type.

This proposal is not intended to be legally binding on either party, rather it is intended to be a summary of the business terms and conditions upon which the Purchaser would be interested in entering into an agreement. Any final agreement will be subject to final approval by both parties and will require a mutually agreeable earnest money document and approval by all parties thereto. We would appreciate a response to this request by no later than 5:00 p.m. March 2, 2000.

Sincerely,

Fred F. Caldwell, SIOR
President
On behalf of the City of Jersey Village

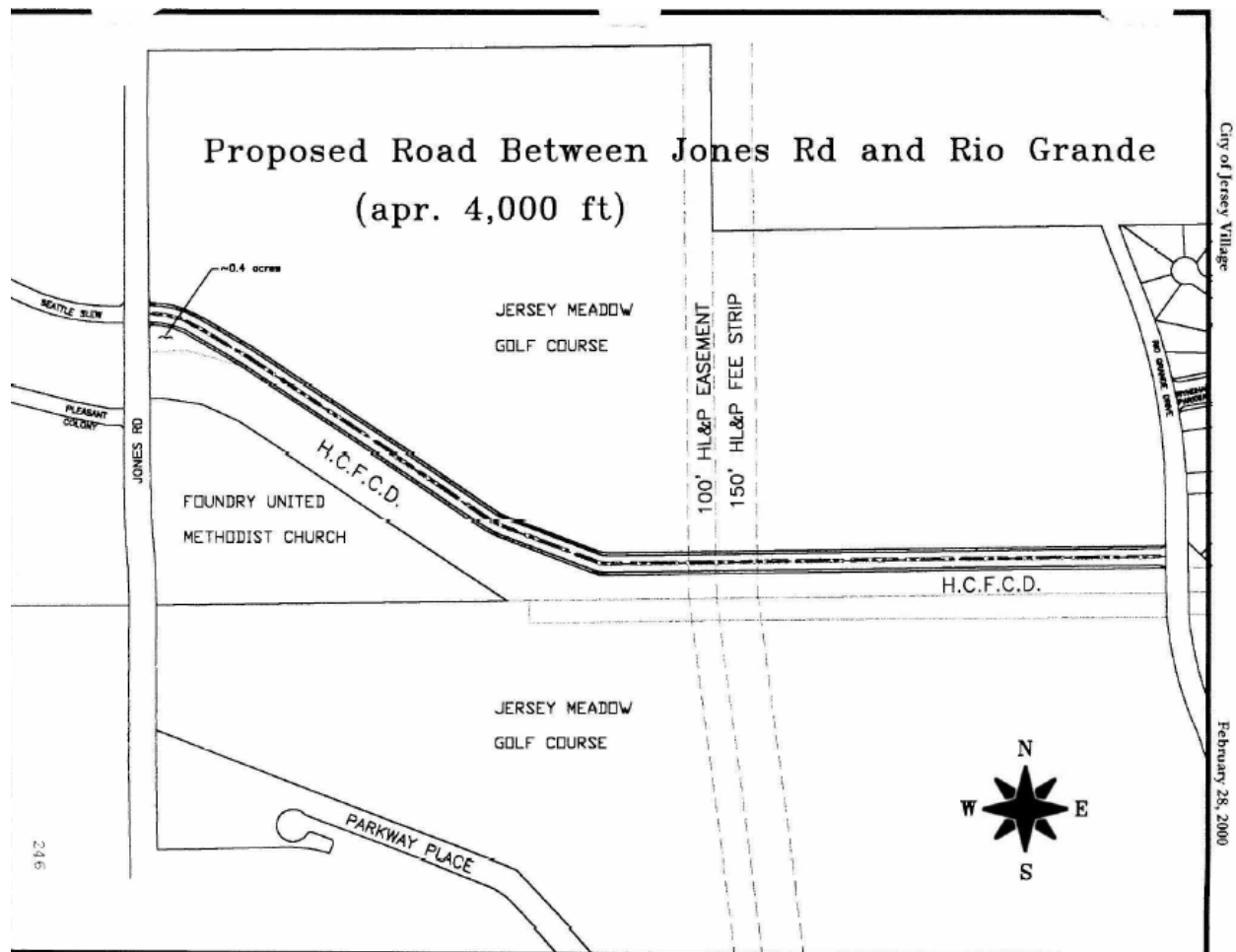
AGREED TO AND ACCEPTED:

BSL GOLF CORPORATION

By: _____
Name: _____
Title: _____

CITY OF JERSEY VILLAGE

By: _____
Name: _____
Title: _____



March 2000

8. Approval of a resolution declaring expectation to reimburse expenditures with proceeds of future debt for the purchase of a golf course. (Resolution No. 00-4)
9. Approval of a resolution authorizing the city manager to declare expectation to reimburse expenditures with proceeds of future debt for the purchase of a golf course. (Resolution No. 00-5)

DISCUSSION WITH POSSIBLE ACTION TO CONSIDER THE FOLLOWING ITEMS IN CONNECTION WITH THE ACQUISITION OF A GOLF COURSE: (A) REAL PROPERTY EARNEST MONEY AND PERSONAL PROPERTY PURCHASE CONTRACT FOR THE PURCHASE OF JERSEY MEADOW GOLF COURSE; (B) HIRING OF A CONSULTANT TO PERFORM A "PROPERTY CONDITION REPORT"; (C) HIRING OF A CONSULTANT TO PERFORM A "PHASE I ENVIRONMENTAL REPORT" AND WETLANDS SURVEY; (D) HIRING OF A CONSULTANT TO PERFORM A DUE DILIGENCE ANALYSIS OF THE SELLER'S OPERATING/FINANCIAL INFORMATION AND ACCOUNTING RECORDS; (E) HIRING OF A SURVEYOR TO SURVEY LAND AND RIGHTS OF WAY PROPOSED TO BE ACQUIRED BY THE PURCHASE OF A GOLF COURSE; AND (F) AUTHORIZATION TO SOLICIT FOR REQUEST FOR PROPOSAL (RFP) FOR POTENTIAL GOLF COURSE OPERATORS/LESSEES.

A motion was made by Councilmember Preece to authorize the City Manager to contract with Ecklands Consultants, Inc. to prepare a Property Condition Report for \$2,500.00; Berg-Oliver Associates, Inc. to perform an Environmental Site Assessments: Phase I Environmental Site Assessments for \$2,250.00; and Mann-Frankfort Stein & Lipp to perform a "due diligence" analysis for \$6,000.00 relating to the acquisition of a golf course; and authorize the request for proposals for the operation and maintenance of an 18-hole golf course. Councilmember Berube seconded the motion. The motion carried unanimously.

DISCUSSION WITH POSSIBLE ACTION TO CONSIDER A RESOLUTION APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION, AND MAKING FINDINGS AND PROVISIONS RELATING TO THE PURCHASE OF A GOLF COURSE.

A motion was made by Councilmember Preece to approve Resolution No. 00-7 approving and authorizing publication of Notice of Intention to issue certificates of obligation; and making findings and provisions relating to the subject in an amount not

to exceed \$8,300,000 and to include road and sewer improvements. Councilmember Heathcott seconded the motion. The motion carried unanimously.

April 2000

DISCUSSION WITH POSSIBLE ACTION TO AWARD THE REQUEST FOR PROPOSAL FOR GOLF COURSE OPERATOR/LESSEE.

This item was tabled until a later date.

DISCUSSION WITH POSSIBLE ACTION TO CONSIDER AMENDING RESOLUTION NO. 00-7 BY CHANGING THE DATE OF MAY 3, 2000 IN SECTION 2 OF SUCH RESOLUTION AND IN EXHIBIT A TO SUCH RESOLUTION TO A FUTURE DATE TO BE DETERMINED BY THE CITY MANAGER AFTER FURTHER NEGOTIATIONS RELATING TO THE PROPOSED ACQUISITION BY THE CITY OF JERSEY VILLAGE OF THE JERSEY MEADOW GOLF COURSE AND AUTHORIZING THE CITY MANAGER TO APPROVE PUBLICATION OF THE NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION AS PROVIDED FOR IN SECTION 2 OF SUCH RESOLUTION WITH THE DATE OF THE FIRST PUBLICATION TO BE BEFORE THE 14TH DAY BEFORE SUCH FUTURE DATE.

A motion was made by Councilmember Preece to amend Resolution No. 00-7 changing the date of May 3, 2000 in Section 2 of such Resolution and in Exhibit A to such Resolution to a future date to be determined by the City Manager after further negotiations relating to the proposed acquisition by the City of Jersey Village of the Jersey Meadow Golf Course and authorizing the City Manager to approve publication of the notice of intention to issue certificates of obligation as provided for in Section 2 of such Resolution with the date of the first publication to be before the 14th day before such future date. Councilmember Berube seconded the motion. The motion carried unanimously.

May 2000

DISCUSSION WITH POSSIBLE ACTION TO CONSIDER A CONTRACT FOR THE PURCHASE OF A MUNICIPAL GOLF COURSE.

Item was tabled, no action was taken.

June 5, 2000

DISCUSSION WITH POSSIBLE ACTION TO CONSIDER AN EARNEST MONEY CONTRACT FOR THE PURCHASE OF A MUNICIPAL GOLF COURSE.

No action was taken on this item.

June 12, 2000

DISCUSSION WITH POSSIBLE ACTION TO AUTHORIZE THE MAYOR TO EXECUTE THE EARNEST MONEY CONTRACT FOR THE PURCHASE OF JERSEY MEADOW GOLF COURSE WITH JERSEY MEADOW GOLF PARTNERS LIMITED AND BSL GOLF CORPORATION.

A motion was made by Councilmember Wilson to authorize the Mayor to execute the earnest money contract for the purchase of Jersey Meadow Golf Course as drafted except for the notation noted in Section 11.1 for the missing words "agreement of both parties" added to the clause. Councilmember Berube seconded the motion. The motion carried unanimously.

July 2000

WORK SESSION

A work session was held to discuss the operations of Jersey Meadow Golf Course and to interview representatives from Evergreen Alliance Golf Limited (EAGL) on the management proposal submitted for the operations and maintenance of the golf course. There was discussion with no formal action taken.

Todd Watson and Gordon Wagner with EAGL presented their 5-year proposal to Council.

Council requested staff to prepare a financial comparison for a city-operated proposal versus an outside management proposal.

August 2, 2000

DISCUSSION WITH POSSIBLE ACTION TO AUTHORIZE AN INTERIM AGREEMENT TO ASSUME OPERATIONS OF JERSEY MEADOW GOLF COURSE ON OR ABOUT AUGUST 11, 2000.

A motion was made by Councilmember Preece to authorize the City Manager and City Attorney to negotiate an interim management agreement with BSL Golf Corp. for the operation of Jersey Meadow Golf Course for Council's approval by August 10, 2000. Councilmember Wilson seconded the motion. The motion carried unanimously.

DISCUSSION WITH POSSIBLE ACTION TO CONSIDER THE SELECTION OF A MANAGEMENT FIRM FOR THE OPERATIONS AND MAINTENANCE OF JERSEY MEADOW GOLF COURSE AND TO AUTHORIZE NEGOTIATIONS OF A MANAGEMENT AGREEMENT.

There was discussion with no formal action taken.

August 10, 2000

DISCUSSION WITH POSSIBLE ACTION TO APPROVE AN INTERIM AGREEMENT FOR THE OPERATIONS AND MAINTENANCE OF JERSEY MEADOW GOLF COURSE WITH BSL GOLF CORP.

A motion was made by Councilmember Wilson to approve an interim agreement to be amended as follows: Section 2. (1) to fill in the blank with the appropriate monthly figure for reasonable salaries, wages, benefits, and payroll expenses; (2) Section 3.b to fill in the blank with the amount of \$5,000.00 for approval for expenditures in excess of that amount for major activities, improvements or events, or any proposal to expend funds for capital improvements or equipment purchases; (3) Section 3.g to remove the sentences referring to alcoholic beverages and reflect "non-alcoholic" beverages; (4) Section 3.o to add the sentence "Provided however, City does not assume any payroll related liability resulting from any employer- employee relationships of BSL prior to the Commencement Date; and (4) to reflect the management fees to be at nine percent (9%) of gross receipts. The execution date shall be the same as on the day of closing. Councilmember Berube seconded the motion.

Under discussion, Councilmembers Hamley and Heathcott brought up their concerns that the 90-day term was not enough time to fully evaluate the operations and would like to see the term extended to 120 or 180 days.

After a brief discussion regarding the length of the term, Councilmember Hamley made a motion to amend the motion to change the termination date of the agreement to December 31, 2000. Councilmember Heathcott seconded the motion. The motion carried unanimously.

With the motion being amended and seconded, the amended motion carried unanimously.

August 16, 2000

DISCUSSION WITH POSSIBLE ACTION TO APPROVE AN AMENDMENT TO THE INTERIM GOLF COURSE MANAGEMENT AND OPERATIONS AGREEMENT WITH BSL JERSEY MEADOW MANAGEMENT COMPANY.

A motion was made by Councilmember Wilson to amend the interim agreement with BSL Jersey Meadow Management Company as noted in Section 3.d. Expenditures amending the agreement in the last sentence of the paragraph to read "If expenses during a calendar month exceeds the amount anticipated by more than 10 percent (10%) on cumulative basis then BSL shall notify City and secure City's prior approval for such additional expenses, which approval shall not be unreasonably withheld or delay." Councilmember Heathcott seconded the motion. The motion carried unanimously.

DISCUSSION WITH POSSIBLE ACTION TO CONSIDER A LEASE AGREEMENT FOR THE SALE OF BEER AND WINE FOR JERSEY MEADOW GOLF COURSE.

A motion was made by Councilmember Berube to approve the interim concession lease agreement with BSL Jersey Meadow Management Company with noted change in the agreement to correct the reference to "Jersey Village Golf Course" to "Jersey Meadow Golf Course" and to execute the agreement effective as the same date as closing. Councilmember Hamley seconded the motion. The motion carried unanimously.

August 21, 2000

Public comments were received from:

A.J. Widacki, 163112 Smith, thanked the Council for proceeding with the purchase of Jersey Meadow Golf Course. Mr. Widacki also commented on BSL as the management company for the golf course and recommended that the City not consider them for a long term contract.

COUNCILMEMBERS' COMMENTS AND DISCUSSION

Councilmember Hamley stated he would like to pursue the establishment of a golf course management advisory committee for reviewing the long term proposals (either by a 3rd party or by the city) for the operations and management of the golf course.

September 6, 2000

DISCUSSION WITH POSSIBLE ACTION TO CONSIDER A GOLF COURSE MANAGEMENT ADVISORY COMMITTEE.

At the request of Councilmember Hamley, it was discussed that some type of golf course management advisory committee needed to be formed to assist the Council in the decision as to the long term operations and maintenance of the golf course and maintaining high quality standards at the facility. Councilmember Hamley will prepare a charge for the committee for discussion at the September 18th meeting and Deborah Loesch, City Secretary, will prepare an application form to review potential committee members.

No formal action was taken.

September 18, 2000

DISCUSSION WITH POSSIBLE ACTION TO CONSIDER THE ESTABLISHMENT OF A GOLF COURSE MANAGEMENT ADVISORY COMMITTEE AND ISSUING A CHARGE TO THE COMMITTEE.

There was discussion instructing staff to solicit the members appointed to the existing golf course committee to see if there was any committed interest in serving to make a recommendation to Council on a long term management agreement or the alternative to be operated solely by the City. Council stated that a consultant should be considered to work with the committee in making a responsible recommendation. The City Secretary will contact the former members and report back at the next Council meeting.

September 25, 2000

DISCUSSION WITH POSSIBLE ACTION TO CONSIDER THE ESTABLISHMENT OF A GOLF COURSE ADVISORY COMMITTEE AND ISSUING A CHARGE TO THE COMMITTEE.

A motion was made by Councilmember Heathcott to appoint a Golf Course Management Advisory Committee with the following members: A. J. Widacki (to serve as Chairman), Peter Blute, Rob Bond, Vance Burnham, Eugene Fowler, Clyde B. Wilson, Jr., Charles Daniels, and Bill Carey to review and evaluate alternatives for the long-term management of Jersey Meadow Golf Course. Councilmember Preece seconded the motion. The motion carried unanimously.

The first meeting will be held on October 2, 2000 and Councilmember Preece will be the Council Liaison.

A motion was made by Councilmember Preece to formally establish a Jersey Village Golf Course Advisory Committee to consist of 3 members and 1 alternate member to provide oversight to the ongoing operation of the municipal golf, including fiscal management, long-term facilities and grounds maintenance programs, capital improvement programs and management effectiveness and authorize the City Secretary to solicit candidates for the committee. Councilmember Heathcott seconded the motion. The motion carried unanimously.

DISCUSSION WITH POSSIBLE ACTION TO CONSIDER CONTRACTING WITH A CONSULTANT FOR THE REVIEW AND RECOMMENDATION FOR THE LONG-TERM MANAGEMENT AND OPERATIONS OF JERSEY MEADOW GOLF COURSE.

Two proposals were considered from the National Golf Foundation and Forester & Associates.

A motion was made by Councilmember Preece to approve the proposal submitted by the National Golf Foundation and to authorize the City Manager to bring back a contract for approval and funding. Councilmember Heathcott seconded the motion. The motion carried unanimously.

October 16, 2000

DISCUSSION WITH POSSIBLE ACTION TO CONSIDER PROPOSALS FOR THE
MANAGEMENT AND OPERATION OF THE JERSEY MEADOW GOLF COURSE.

A motion was made by Councilmember Preece to return the bid proposals checks without voiding the proposals and leaving the proposals open for further consideration. Councilmember Berube seconded the motion. The motion carried unanimously.

November 20, 2000

DISCUSSION WITH POSSIBLE ACTION TO CONSIDER THE OPERATIONS AND
MANAGEMENT OF JERSEY MEADOW GOLF COURSE.

There was discussion with no formal action taken. The Golf Course Management Advisory Committee will meet as soon as the report from the National Golf Foundation is received. The Committee will then prepare a recommendation to Council based on the report. A special Council meeting will be held on Thursday, November 30, 2000 to consider further action.

