

City of Brookings

CITY COUNCIL MEETING Minutes

Monday, May 14, 2012

City Hall Council Chambers, 898 Elk Drive, Brookings, OR 97415

Call to Order

Council President Ron Hedenskog called the meeting to order at 7:00pm.

Roll Call

Council Present: Mayor Ron Hedenskog (appointed during the meeting), Councilors Dave Gordon, Jake Pieper, and Brent Hodges; a quorum present.

Staff Present: City Manager Gary Milliman, City Attorney Martha Rice and City Recorder Joyce Heffington.

Others Present: Curry Coastal Pilot Reporter Jane Stebbing and approximately 8 public.

Councilor Pieper moved, a second followed and Council voted unanimously to add [under Ceremonies/Appointments & Announcements], the possible appointment of Mayor, to the agenda.

Ceremonies/Appointments/Announcements

Accept Larry Anderson's resignation as Mayor and declare the position vacant.

Councilor Gordon moved, a second followed and Council voted unanimously to accept the Larry Anderson's resignation as Mayor and declaring the position vacant.

Appointment of Mayor.

Councilor Gordon moved, a second followed and Council voted unanimously that Ron Hedenskog take the position of acting Mayor for the rest of the term.

Councilor Pieper moved, a second followed and Council voted unanimously to declare Position #4 vacant and instruct staff to advertise as vacant and accept applications to fill the vacancy.

Staff Reports

Fee waiver request from Friends of Brookings-Harbor Aquatic Center.

City Manager Milliman reviewed the staff report.

Elizabeth Bower, representing the Aquatic Center, commented that the group would appreciate the fee waiver and provided a brief review of the events and other fundraising activities.

Councilor Hedenskog asked how they were progressing toward reaching their goal and Bower said they had raised between \$4,000 to \$5,000 through this event last year toward the \$35,000 to \$50,000 needed for the feasibility study.

Councilor Hodges asked how much staff was involved with the clean-up and City Manager Milliman said he didn't have that information with him.

Councilor Pieper moved, a second followed and Council voted unanimously to authorize the Friends of the Brookings Harbor Aquatic Center to use Azalea Park, snack shack, restrooms and picnic tables without fee for the 2012 Family Fourth of July BBQ Field Day Event and Fundraiser.

Presentation and discussion of the Operational Review of the Salmon Run Golf Course.

Following a brief review of the staff report, City Manager Gary Milliman introduced James Keegan, Golf Convergence Principal. Keegan provided a power point presentation on the findings of the operational review of the Salmon Run Golf Course. At the conclusion of the presentation, Keegan generally recommended that Council participate with the lessee toward completion of the goals as outlined in the Operational Review.

Councilor Hodges asked if the lessee is willing to pay for a permanent water source and Keegan said that Ed Murdock, the course manager, had indicated it was possible, given the right set of solutions.

Mayor Hedenskog asked Keegan to talk about the \$75,000 needed for water and Keegan said it was thought to be a realistic amount to get water to the course.

Mayor Hedenskog pointed out that Council had worked extensively to get water to the course but had been "virtually unsuccessful," with the exception of the one inadequate well that had come with the course. "We've done our homework on this," Hedenskog said.

Council, Keegan said, had been very kind, generous and patient in trying to make this community asset work. The question his firm had been tasked to deal with was if the contract and rental payments should be enforced, or if further consideration should be given. Golf Convergence's recommendation is that the best alternative for the community is to give further consideration to the lessee.

Responding to a question from Gordon, Keegan said the City needs first to decide it is willing to divert some of its water to the course, and if it is, then the next step would be for the City to meet with the lessee to discuss the options.

Councilor Gordon then asked if the lessee was willing to make the needed \$2 million dollar investment to make the golf course functional. Keegan said the lessee was not, however, with the water situation resolved, incremental revenue generating fixes, such as adding a driving range, could be implemented to improve this "impoverished community asset."

Councilor Pieper said there was no question that the course is a needed asset that serves a good part of the City. However, Pieper said, the City needs to determine if it is a partner in the golf course business or a landlord and for his part, he was unwilling to subsidize the golf course with a further deferral of rent. The golf course, Pieper said, is a for-profit business that serves the "upper crust" of society and if each of its 100 members paid an additional \$25 a month, that amount would pay the rent. Pieper said that getting water to the course would be in the City's best interest and he supported the City taking some part in that process.

Councilor Hodges said he viewed the relationship between the City and the lessee as a partnership and the course as another community asset, like the City's pool and parks. Hodges said the course brought in tourism dollars and was provided a needed recreational outlet for the senior population. Hodges agreed that the water issue needed to be dealt with, but said he didn't think the course had been built to make money and he did not view the City as subsidizing the course but rather as helping a community asset.

Councilor Gordon said he also viewed the relationship as a partnership and pointed out that the property had been donated to the City specifically for community recreational purposes. The golf course serves about one sixth of the City's population, Gordon said, and the City has an obligation to provide recreation. Residents, he added, do not support the course with taxes and it's being used by a certain population for recreation, just as the ball fields are used. Gordon said he would, however, have a problem with a private industry making a profit from the course and the lessee

would need to be transparent about the course's finances and responsible for any expenses associated with improvements to the golf course.

Mayor Hedenskog said that Fallert had a dream to give the City a golf course and the City should take that seriously and do everything possible to continue the operation of the golf course, including securing a permanent water source. He said that if the City is going to move towards a partnership arrangement with the lessee, then the lease agreement might need to be updated.

Councilor Pieper said that, while the property may have been given to the City, there are costs involved when high paid staff, legal consultants and the Council have to meet to discuss the issues.

Councilor Gordon said that the issues are Council driven, and since the Council is not paid, its deliberations cost the taxpayers nothing.

Councilor Hodges said not everyone likes to do the same thing; the course provides another recreational option and that the \$9 million investment to get the course up and running was "huge," and to do nothing would be "a travesty."

In response to a question from Hodges, Keegan explained that "intellectual property" referred to in the review was the customer database, which, he said, is currently owned by the golf course. Keegan said his firm was recommending that the database be jointly owned by the lessee and the City.

Milliman said he had a number of issues to look into as a result of the review and Council's discussion and would bring these matters back to Council when he had more information.

Approval to execute new shooting range lease with South Coast Lumber Company.

City Manager Milliman provided the staff report on behalf of Chief Wallace who was out of town.

Councilor Hodges moved, a second followed and Council voted unanimously to execute two signed copies [of the shooting range lease agreement] to be forwarded to South Coast Lumber Company who will return one executed copy to the City.

Authorization for City Manager to pursue a contract with "Today in America."

City Manager Milliman gave the staff report.

Mayor Hedenskog said following his review of this program via the internet he was interested in possibly partnering with the Port and looking for other sources to help with funding.

Councilor Hodges said he was surprised to see the enthusiastic support for this project at a recently attended homebuilder's association meeting. Hodges said with some additional funding sources and the benefit of being able to keep the final product for other uses, he would find it an "easier pill to swallow."

Councilor Pieper asked if this could be funded with transient room tax revenue and City Manager Milliman said that it is intended to identify the best places to live, work and play, and that "play" could be considered tourism so it was possible. Milliman added that the bulk of transient room tax revenues are put into the general fund with only a portion appropriated for tourism.

Pieper said his interest would go only as far as using those funds allocated for tourism promotion.

Gordon said he thought the City needed to take a serious look at this as it may be the only means the City has of letting people know about our beautiful community.

Councilor Gordon moved, a second followed, and Council voted unanimously to pursue a contract with Today in America.

Consent Calendar

- 1. Approve City Council minutes for April 23, 2012.
- 2. Accept Planning Commission minutes for March 6, 2012.
- 3. Accept April, 2012 Vouchers in the amount of \$211,317.90.

Councilor Gordon moved, a second followed and Council voted unanimously to approve the Consent Calendar as written.

Remarks from Mayor and Councilors

Councilor Pieper remarked that the community owed a big debt of gratitude to former Mayor Larry Anderson for the "calm water" experienced by the Council, and the "civility and decorum" of the Council meetings over the past several years. Pieper added that he was certain the new mayor would continue to employ some of the same tactics and strategies and congratulated Mayor Hedenskog on his appointment.

Councilor Gordon remarked that former Mayor Larry Anderson had been consistently fair in his approach to the citizens who had shared their thoughts with Council.

Adjournment

Councilor Gordon moved, a second followed and Council voted unanimously by voice vote to adjourn at 8:33pm.

Respectfully submitted:



Ron Hedenskog, Mayor

ATTESTED:
this 30th day of May 2012:



Joyce Heffington, City Recorder