

City of Brookings MEETING Minutes

CITY COUNCIL

Monday, November 14, 2011

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

Council met in Executive Session at 6:30pm, in the City Manager's Office, under the authority of ORS 192.660(2)(d) to deliberate with the City Manager as the person designated by the City Council to carry on labor negotiations.

Call to Order

Mayor Anderson called the meeting to order at 7:03pm.

Roll Call

Council Present: Mayor Larry Anderson, Councilors Ron Hedenskog, Dave Gordon, Jake Pieper, and Brent Hodges; a quorum present.

Staff Present: City Manager Gary Milliman, Administrative Services Director Janell Howard, City Attorney Martha Rice and City Recorder Joyce Heffington.

Others Present: Curry Coastal Pilot Reporter Steve Kadel and approximately 35 public.

Mayor Anderson asked Council, in light of the number of people attending the meeting who wanted to comment regarding the golf course matter, to move the item to number one under staff reports.

Councilor Pieper moved, a second followed and Council voted unanimously to move the Salmon Run item to the first item under staff reports.

Ceremonies/Appointments/Announcements

Mayor Anderson proclaimed the second Sunday in December to be Worldwide Candle Lighting Day.

Staff Reports

Request financial documentation of financial losses from the Claveran Group for the golf course or amend the lease agreement.

Public Comments:

Bill Smyth, Treasurer, Salmon Run Men's Club, commented on the local charity work done by the membership, the use of the course by local residents, businesses, and organizations for fund raising and other events, and on the number of visitors who spend money in the area because of the course. Smyth then asked why the City, County and golf course couldn't work together to have a major golf event like they do in Bend which draws in people from all over the country.

Tom Appleby, Brookings, commented that he chose, in part, to live in Brookings because it had a golf course. The course, he said, attracts residents and visitors which helps the local economy and asked Council to take a long-term view of its benefits.

Bruce Alexander, Brookings, said that he gives golf lessons to people who come as far away as Medford, Ashland and Shastina, and that a driving range is needed to make it work and bring money into the City. Due to the economic down-turn, he added, it will probably take longer than planned for the course to break even.

Tamara Lee, Brookings, commented that she's lived here for seven years and been a course member for a few years and thinks the course is a positive outlet for people in the community.

Ed Murdock, Salmon Run Golf Course Manager, commented that a lot of effort had gone into making the course happen and said, "I believe with cooperation and a proper perspective for the future, that this thing can be successful and make the City that much better."

Les Cohen, Brookings Harbor Chamber President, said that, at one point, people were leaving the area due to the lack of a golf course. Salmon Run's inability to make payments, he added, should be offset by the economic benefit that the course brings to the community. Speaking on behalf of the Chamber, Cohen strongly urged the Council to do, "...whatever is necessary to maintain this beautiful asset to our community and hold out a little longer waiting for it to come around and pay because it's going to happen."

Pat Berkowitz, Brookings, commented that his father-in-law, Felix Claveran, had placed his life savings into the course which brings a lot of good things to the community. He said he didn't know that the golf course costs the City anything, and asked the City to delay the lease payments so the course can continue to be of benefit to the community. He added that visiting golfers and their families are spending money for more than just hotels and restaurants when they are here.

City Manager Milliman provided the staff report regarding Salmon Run's request to extend lease payment terms, noting that a financial statement which appeared to support reported losses had now been provided. Milliman outlined several items that would need to be addressed in an amended lease agreement and in the Conditional Use Permit and said there would be some expense involved. He also pointed out that both the lease extension and the implementation of a strategy for improving the Salmon Run's financial position were at issue. Milliman said that what was needed was to look at how to facilitate plans to make the golf course successful so that another extension was not being requested in two years.

Councilor Hodges asked Murdock if \$30,000 was a feasible payment amount and Murdock replied that with the business running as it is now, the answer would be, no, because it's been difficult to obtain financing.

Hodges asked if the lease payment could be modified to something that could be met and Milliman said that staff could not project the future success of the business, especially if the golf course is unable to accomplish its business plans. Milliman suggested that part of the new agreement include a series of regular meetings between City and golf course management to review Salmon Run's progress toward achieving fiscal sustainability, and then report back to Council.

Mayor Anderson said he'd been approached by two people who were against extending the lease and that he understood the economic importance of 20 jobs. He also encouraged the golf course membership to have the lessee share the course's

conditions of approval to better understand what the City Council has been dealing with.

Councilor Gordon, pointed out that it had taken a long time to get a business plan for the golf course, and, addressing comments made by Bill Smyth, said that the course is run by a private enterprise so the question of having a major event like the one in Bend should be put to those running the golf course, not the City.

Councilor Hedenskog said that the City and residents of Brookings had been patient by providing Salmon Run 12 years before having to make a lease payment, and then adding to that a two year extension, and added, "I think it's time to start looking at a new plan."

Councilor Pieper said that he agreed the course was a vital part of the community but found it difficult to justify the City deferring payments when the citizens of Brookings are the property owners. Pieper added that he had questions related to the confidential financial statements that had been provided by Salmon Run, and would like Council to entertain not taking action at this time so that Council and staff could further review the statements.

Councilor Hodges disclosed that he is a member of the golf course and said he sees the golf course as providing a number of benefits, but, he added, "I'd like to see the same kind of lease agreement for my business." He said he wondered if rewriting the agreement to make payments more affordable was an option and added that he didn't think the City was out any large sum of money and he didn't think that giving up on the golf course at this point would be a wise decision.

Milliman said that he had not seen a flat rate for lease payments in agreements such as this on public property and percentage of revenue is more typical. This, he said, is possibly something that could be developed if Council chooses to go forward with a form of lease deferral. With the course in need of an extension, Milliman added, this may be a good time to look at how lease payments will be made.

Councilor Pieper moved, a second followed and Council voted unanimously to continue this matter to the December 12, 2011 Council meeting.

Request for City staff to help install holiday ribbon on downtown street light poles.

City Manager Milliman provided the staff report regarding the request from the Brookings Merchant Association (BMA) for City staff assistance in the installation of holiday ribbon on downtown street light poles.

Jack Cook, representing the BMA, commented that holiday decorations had been a frequent topic of discussion with the group and added that the hope was to add more decorations over time.

Les Cohen, Brookings Harbor Chamber President, commented in support of the effort.

Councilor Hedenskog asked Cohen about the Nature's Coastal Holiday Event at Azalea Park and Cohen said that the Chamber provides advertisement, but is not in charge of the event. The event, he said, is a combination of City staff and the volunteer efforts of several groups and businesses.

Discussion ensued regarding the time frame required for putting the ribbon up and taking it down and about potential liability and repairs for potential damage.

Milliman said that he would draw up a letter agreement specifying the City's requirements to include BMA providing a certificate of insurance.

Councilor Pieper moved, a second followed and Council voted unanimously to authorize City staff to work with the Brookings Merchant Association in the installation of holiday ribbon on downtown street light poles.

Installation of chain link fencing and gate along the common property line between the Mill Beach access and Macklyn Cove condominiums.

City Manager Milliman gave the staff report.

Mayor Anderson said he was "not excited" about placing the fence inside the City's property line or in the City's participation in planting trees and that he wondered where it was going to end. Milliman noted that the items regarding planting trees and placing the fence inside the City's property line were not included in the recommendation.

Further discussion ensued regarding the placement, the purpose and the need for the fence and gate. In particular, Councilor Hedenskog said the City had already participated in improving the road, thereby improving the mandatory fire access required of Macklyn Cove, and generally off-setting costs at that location.

Milliman said that the adjacent property owner had experienced some encroachment and while it is the property owner's responsibility to control their property, it was not uncommon for a City to participate in the cost of fencing alongside a public facility, such as a park. Milliman added that staff was in support of the request to participate in the fence installation.

No motion was made or action taken.

Approve the Third Amended and Restated Joint Powers Agreement (JPA) of the Border Coast Regional Airport Authority (BCRAA).

City Manager Milliman provided the staff report regarding the amended BCRAA joint powers agreement, explaining that this amendment will add the Smith River Rancheria as a member.

Councilor Hodges moved, a second followed and Council voted unanimously to approve and authorize the Mayor to sign the Third Amended and Restated Joint Powers Agreement of the Border Coast Regional Airport Authority.

Approve the ConnectOregon IV Program Grant Application and support letter.

City Manager Milliman gave the staff report regarding approval of the *ConnectOregon* IV Program Application and support letter for the Border Coast Regional Airport Authority (BCRAA). BCRAA, he said, is seeking 3% of the total \$22 million project to replace the existing Del Norte County Airport terminal, and make parking and runway improvements.

Susan Daugherty, representing BCRAA, thanked Council for the City's past participation in the *ConnectOregon* III program, and asked if Council thought that the application should be submitted for the full amount of the match since this application would be the only such application for the Coos, Curry County area.

City Manager Milliman advised that the State might be concerned about being asked to provide the full 5% needed as a match for Federal Aviation Administration funding.

After some discussion, the general consensus was to keep the request as is.

Councilor Pieper moved, a second followed and Council voted unanimously to approve the *Connect*Oregon IV Program Application and support letter for the Border Coast Regional Airport Authority.

Consent Calendar


1. Approve Council minutes for October 24, 2011.
2. Accept Parks and Recreation Minutes for September 22, 2011.
3. Accept October 2011 Vouchers in the amount of \$668,260.38.

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

Adjournment

Councilor Hedenskog moved, a second followed and Council voted unanimously to adjourn by voice vote at 8:34 pm.

Respectfully submitted:



Larry Anderson, Mayor

ATTESTED:
this ~~18th~~ day of December 2011:



Joyce Heffington, City Recorder