

MINUTES OF THE NOVEMBER 8, 2012 CITY COUNCIL MEETING
City Hall, 135 East Johnson Avenue, Chelan, Washington

1. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

2. ELECTED OFFICIALS PRESENT: Mayor Goedde, Councilmembers Cooney, Harper, Higgins, Isenhart, McCardle, Morehouse, and Steele.

STAFF PRESENT: City Administrator Schmidt, City Clerk/Administrative Assistant Gallucci, Finance Director Grant, Parks & Recreation Director Sablan, Planning & Community Development Director Gildroy, and Public Works Director Van Epps.

3. AGENDA CHANGES

A. Remove Budget Workshop Minutes from Consent Agenda

4. CITIZEN COMMENTS

None

5. CONSENT AGENDA

Mr. Morehouse moved to approve the consent agenda as follows. Second by Mr. Harper. Motion passed unanimously.

A. Approve Minutes of October 25, 2012 Regular City Council Meeting

B. Approve Claim Warrants No. 80159 – 80225 totaling \$155,459.38 and Payroll Warrants No. 396448 – 39747 totaling \$ 187,047.66.

6. SPECIAL PRESENTATIONS

A. UPPER COLUMBIA SALMON RECOVERY BOARD: Mike Kaputo introduced Julie Morgan of the Upper Columbia Salmon Recovery Board who gave an update on the efforts to revive the salmon population. Initially, this project was administered by several different entities but due to funding shortfalls, Upper Columbia Salmon Recovery Board (UCSRB) will become the lead entity. This will help manage the budget while still continuing the salmon recovery program. A scientific foundation will still be used to select projects but all tasks will be managed by the UCSRB. They are not requesting financial assistance but are requesting a letter of support for the UCSRB to become the lead entity.

B. TOWN TOYOTA CENTER: Mr. Cooney introduced Peter Fraley, Bond Attorney, Dustin Christenson, President of the Public Facilities District Board, and Mark Miller, General Manager of the Town Toyota Center. Mr. Christenson thanked Council for their support for the Public Facilities District. He expressed appreciation for Mayor Goedde attending multiple meetings to work out an agreement. He stated he knew it was a big mess and is thankful for getting Town Toyota Center to where it is now. Mr. Fraley discussed the bond structure, the settlement and the cost savings due to the reissuance of the bonds. Mr. Miller gave kudos to his staff at the Town Toyota Center and stated the Town Toyota Center created economic gains and improved the quality of life for citizens of the valley.

7. PUBLIC HEARINGS

- A. 2013 PROPERTY TAX AND OTHER REVENUE SOURCES: Ms. Grant began by stating the wrong preliminary levy assessment was attached to the agenda bill. The correct amount is \$1,159, 621.61. She explained most expenses stayed the same except medical and labor costs. The overall budget has increased by approximately 2%.

The public hearing was opened at 6:54 p.m. for public comment. No one commented and the public hearing was closed at 6:55 p.m.

8. ORDINANCES, RESOLUTIONS, AND OTHER ITEMS

- A. NATURAL HAZARD MITIGATION PLAN ADOPTION: Mike Kaputa, Executive Director of Chelan County Natural Resources, stated the update needs to be complete for the City and County to receive disaster funds. He stated they have been working on the updates for two to three years. There are no regulatory requirements or financial requirements but it keeps the jurisdictions in good standing for federal funds in the case of disaster.

Ms. McCardle moved to authorize the Mayor to sign the Natural Hazard Mitigation Plan Promulgation updating the 2004 Natural Hazard Mitigation Plan. Second by Mr. Morehouse. Motion passed unanimously.

- B. 2012 COMPREHENSIVE PLAN AMENDMENT PACKAGE ORDINANCE: Mr. Gildroy reminded Council this was the 2012 Comprehensive Plan Amendment Package they approved on September 27, 2012, with the exception of the conditional approval of the Chelan Lane Maps Amendment and Title 19 revisions.

Ms. McCardle moved to authorize the Mayor to sign the ordinance, as presented, adopting the 2012 Comprehensive Plan Amendment Package. Second by Mr. Cooney. Motion passed unanimously.

- C. COUNCIL REVIEW AND DIRECTION ON TWO UTILITY ACCOUNTS: Ms. Grant explained there are two accounts requesting relief. The first request had a long, slow leak which was not detected for an extended period of time. The customer brought in a connection showing a wear pattern and requested relief for the 21 months of overage. Staff and the Public Works Committee recommended approving relief of \$265.00.

Customer #2's meter failed because it was not properly insulated. The City credited the meter and half of the water overages. The customer wants the other 50% forgiven. Staff and the Public Works Committee recommended no further relief should be provided and the customer should be responsible for the other charges.

Ms. Isenhardt moved to authorize staff to waive 21 months of water overage on request #1 and inform the customer of request #2 that no further relief will be provided and the customer is responsible for the balance of the water overage in the amount of \$171.37. Second by Mr. Cooney. Motion passed unanimously.

D. J.A. BRENNAN SCOPE OF WORK CONTRACT AMENDMENT: Mr. Sablan explained to Council this is the final phase of the Marina Expansion project. This contract amendment addresses the technical work which needs to be conducted and is part of the 2.2 million dollars already authorized by Council for the project.

Ms. Isenhart moved to authorize the contract amendment with J.A. Brennan Associates for the Don Morse Park Beach Enhancement/Shoreline Restoration/Marina Expansion project in the amount of \$35,000. Second by Mr. Morehouse. Motion passed unanimously.

E. GOLF COURSE MANAGEMENT ALTERNATIVES WORKSHOP: Mr. Sablan reminded Council, per their direction, he looked into alternative management companies for the golf course. He invited one, CourseCo, to tour the golf course. Based on discussions, the City would be in charge of writing the contract, increasing or decreasing fees with fee increases tied to golf course improvements, and flexible green fees. The management contractor would have monthly meetings with golfers. The labor model would be different with private employees who are paid 25% - 30% less than City employees. Two senior golf course employees may be retiring soon and it is a good time for the City to consider replacing them or doing something different. Councilmembers McCardle and Steele attended the tour with CourseCo. Ms. McCardle stated the City should look at long term goals for the golf course because it is not an amenity which should be paid by taxpayers. Mr. Steele stated the City should strive to have the golf course efficiently operated.

Mayor Goedde asked for constructive solutions before opening the meeting to public comment.

Gary Searle, 715 Golf Course Drive, would like to see the course managed in-house through the City. He stated it started to go downhill after 2005. He wants the management taken out of Parks Board hands.

Don Mullet, 131 Bogey Boulevard, stated the City was in this before. A plan was presented and Council was acceptable to it. An oversight advisory committee was formed. The first year 30% of the recommendations were followed and then the recommendations fell on deaf ears, seven were made and only two were completed. He feels the course is rundown and invitational people are not returning.

Joni Dedo, 225 Orchard View, stated if this was to raise revenue, the City is going to lose participation so it will lose revenue anyway. She said the golf course was operating in the black previously. She asked how much the pilfering of funds including litigation and the camera installations were contributing to the golf course's current situation.

Mark Lawrence, 156 Grandview Lane, asked what kind of lease CourseCo was getting. If the City is only looking for professional management the City would have to pay the management company. He stated he had talked to another PGA professional who says CourseCo is a fine company. He stated not once has he or Jim Oscarson been approached on how to improve revenue. The golf course could be sustainable but it can't now because it is included in the Parks Department.

Roger Erickson, 108 Riviera Drive, asked if the golf course was currently self-sustaining.

Mike Talley, 33 Chestnut Street, said he doesn't see improvements, he saw trees being ripped out

with only three planted. He stated there was a master plan twelve years ago and he does not see where the money went.

Mike Corcoran, 209 San Remo Lane, stated he has a problem with how the numbers came about. He asked how the City keeps track of employees and the funds they are paid from. He knows an employee whose time is charged 100% to the golf course who does snow removal in the winter. He inquired how does the management company increase revenue if the City has to pay the company?

Bill Crego, 526 East Wapato, said he wanted to walk the course but people up there were rude and not friendly. He is a member of the Parks Board and all they ever hear is bad things, never good. He would like to know how expenses are being paid. He said we can all work together as community.

Randy Farris, 308 East Iowa, said there are things which can be done to increase revenue. He coordinates two tournaments, one in April and one in August, that bring in revenue.

Nat Bender, 2220 East Wapato Way, stated a lot can be done. He said the golf course is a gem which is an important asset to the whole community. When the Parks Board got involved is when it went bad. They would not listen to or work with the golfers.

Gayle Bender, 2220 East Wapato Way, represents the Ladies Golf Club. The group loves the course, fills divot marks on the greens, pick up trash, pull weeds and this year they had no flowers and they found it an embarrassment when others came to golf. They begged Jim to ask for flowers and a couple of pots were brought.

Bob Myers, 333 Highpoint Place, said it costs \$400 to join and he lives here year round. Residents begin playing in March and tourists aren't here then. If the City raises the fees on fixed income people, they will not be able to play.

Greg Moser PO Box 25, Chelan, said the City really needs to consider a Golf Board as well as a Parks Board to look at gross revenues versus expenditures.

Doug Storsley, 913 Sunrise Drive, Manson, has seen the golf course deteriorate in the last six years. He asked if Ms. McCardle or Mr. Steele had every golfed. Based on their answers, he stated it is indicative of the City, the capability factor is lacking in the decision making process. He inquired if the City would be willing to sell the golf course since it appears there is a problem in running it. The golf course needs to be both operational as well as aesthetic.

None. Workshop only.

9. MAYOR AND COUNCIL COMMENTS

- A. GOLF COURSE MANAGEMENT: Mr. Cooney stated golf is an industry which has been declining and the objective is to have the course pay for itself with no taxpayer money used.

Mr. Higgins said he felt the meeting was productive because we need input from the citizens of Chelan. He stated everyone appears to have the same goal of making the golf course back into what it was.

Ms. Isenhardt stated Councilmembers are the stewards of taxpayer money. She is happy with the discussion and hopes the comments received imply solutions not just complaints.

Mr. Morehouse stated part of the golf course problem was a revolving Council as well as a revolving Parks Director. He doesn't think the numbers are correct. He stated there was a five year plan done by a Mr. Hunstipillier who realized it wasn't just a business but a community situation.

Mr. Schmidt stated there were similar issues in Oak Harbor with a marina.

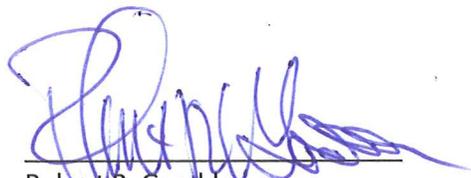
- B. GROWLERS FLY OVER: Ms. Isenhardt asked Council to support a request for a Naval Fly Over for the Memorial Day Parade. She wanted this for the Veteran's Day Parade but the processing will not be done in time. She would like to schedule it for the 2013 Veteran's Day Parade.
 - C. WINE TOURISM CONFERENCE: Ms. McCardle told Council the wine industry in Chelan has received great press. She and Mr. Steele will be attending a wine tourism conference.
 - D. PERFORMANCE MEASURES CLASS: Mr. Goedde discussed the performance measures class staff attended. He stated the City needs to look at the end users of our services and ways to deal with them.
 - E. PROSECUTION SERVICES: Mr. Goedde stated he had attended a meeting with four Mayors and the Chelan PUD. At the meeting, the Mayor of Cashmere told them someone had been arrested for shoplifting but was held in the County Jail at a cost over \$16,000 to the City. He plans on talking to the Prosecutor to ensure this does not happen in Chelan.
 - F. VETERAN'S DAY PARADE: Mr. Goedde reminded Council of the Veteran's Day Parade. He will be walking in the parade to honor those who never came home.
 - G. LEGISLATIVE COMMITTEE: Mr. Goedde will be attending the AWC Legislative Committee meeting on November 15, 2012. The goal is to build a forum to take to the legislature.
10. CITY ADMINISTRATORS REPORT
- A. CITY OF CHELAN: Mr. Schmidt stated he was excited to be here. He is very impressed with the Council, the citizens, and the staff.
 - B. ELECTED OFFICIALS PUBLIC RECORDS CLASS: Mr. Schmidt stated there was a webinar on November 13, 2012 from 12:00 – 1:00 p.m. regarding the use of electronic devices. He asked Council to let him know if they were interested in attending.
11. RECESS
- Council meeting was recessed at 8:37 p.m. to allow the Mayor and Councilmembers to participate in the Airport Board meeting. The Council meeting reconvened at 8:38 p.m. following adjournment of the Airport Board meeting.
12. EXECUTIVE SESSION
- None.

13. ADJOURNMENT

There being no further business, the meeting adjourned at 8:38 p.m.



Peri S. Gallucci
City Clerk



Robert R. Goedde
Mayor

DATE APPROVED BY COUNCIL:

November 20, 2012