

**POLSON CITY COUNCIL MEETING MINUTES
CITY HALL COUNCIL CHAMBERS
TUESDAY, FEBRUARY 22, 2005, 7:00 P.M.**

ATTENDANCE: Council: Lou Marchello, Mark MacDonald, Jules Clavadetscher, Mike Maddy, Tom Corse & Dan Morrison Present. Mayor Randy Ingram presiding. City Attorney James Raymond present. Others Present: Mike Corcoran, Rory Horning, Elsa Duford, Lita Fonda, Ron Grogan, Tony Porrazzo, Murat Kalinyaprak, Arlin Wisseman, Doug Chase, Bonnie Manicke, Margie Hendricks, Nathan Pierce, Sean Conrad & Mark Russell.

CONSENT AGENDA: Motion by Councilman Marchello, seconded by Councilman Corse. A. City Council Meeting Minutes of February 7, 2005, B. Animal Control Officer Sandy Drake – 03/10 Spokane Combating Compassion Fatigue in the Animal Care Field Seminar, C. Lake County/Ronan Housing Authority Application for Home Funds – Letter of Support Requested by Billie Lee. Councilman Clavadetscher asked Chief of Police, Doug Chase, if the money for the seminar for the Animal Control Officer was in the budget. Chief Chase indicated that it was. Councilman MacDonald asked regarding the letter of support for Lake Co. Housing, what percent would be rental and what on low income housing, but Billie Lee was not present to answer. **Motion carried unanimously.**

PURCHASE SCBA BREATHING AIR COMPRESSOR, \$39,000 AND SELL OLD FOR \$5,000: Chief Tom Maloney indicated that this was part of a FEMA Grant that was received last year. This requires matching funds and that is coming from both the City & Rural Fire Departments, in the amount of \$9,000 each with the \$5,000 sale amount reducing that. **Motion by Councilman Morrison to approve the purchase of the SCBA Equipment and the sale of the old, seconded by Councilman MacDonald. Motion carried unanimously.**

CITY BOARD OF ADJUSTEMENTS – FILL 2 VACANCIES: Mayor Ingram indicated that the City had received six letters so interest. **Motion by Councilman Corse to nominate Mark Russell & Michael Lies to fill the vacancies on the Board of Adjustment. Seconded by Councilman Morrison.** Councilman Corse thanked everyone that applied. It is good that there were so many people interested in the two positions. It is important to know that people are interested in Polson. These individuals give up their free time and energy and it is very much appreciated. He would like to see Mr. Russell on the board as things are becoming more contentious and there are legal questions, that as an attorney he may be able to help out with. Mr. Lies has exceptional experience as he has been on the board for a period of time. Mayor Ingram said that this is the first time that they have had more applicants than positions to fill. **Motion carried unanimously.**

PUBLIC RIGHT OF WAY ENCROACHMENT REVOCABLE PERMIT – Mission Valley Aquatics: Tana Seeley, with Mission Valley Aquatics, was to attend the meeting but had not yet arrived. Mayor Ingram's understanding was that she has sandwich boards to put around town for fund raising. She brought one in to show Mayor Ingram earlier. Councilman MacDonald could not see any problems as long as the displays did not interfere with any of the businesses. It was not known how many she wanted to display. Motion by Councilman MacDonald to approve the ROW Encroachment as long as there are no complaints. Councilman Clavadetscher questioned the amount of signs and the possible locations. Councilman Marchello suggested the tabling of the item to see if Ms. Seeley could be available to answer questions.

RESOLUTION #888 INTENT TO VACATE ALLEY AND SCHEDULE PUBLIC HEARING – RIGHT OF WAY BETWEEN 15TH AVE E & 16TH Ave E. Rodriguez and Marquart: Mayor Ingram indicated this is a stretch of grassy area between the two parcels. Letters from the different agencies and department effecting were provided. Councilman MacDonald said that the homeowners are maintaining it, and we are not going to be putting a road in. The area for the street doesn't have enough horizontal over vertical to be used. Mayor Ingram indicated that they would be scheduling a public hearing before the next council meeting. City Attorney James Raymond explained that this is just an intent to vacate, and it does hold back an easement for access for utility etc. **Motion by Councilman Corse to approve Resolution #888 and the scheduling of public hearing, seconded by Councilman MacDonald.** Wilma Mixon Hall asked about what would occur with the area once vacated. Mayor Ingram said that it would be divided between the two property owners adjacent to the vacated area. Elsa Duford asked about the description on the agenda for the two properties. City Attorney James Raymond noted the mistake and showed Ms. Duford on his map the area

indicated. Wilma Mixon Hall wanted to know that with the easements, would it be a saleable lot. Councilman Maddy said that it would not. Even with boundary changes it is not big enough to build on. **Motion carried unanimously.**

MISSION BAY VILLAGE PHASE II – 19 WATER AND SEWER SERVICES REQUESTED – 11 HOOK UPS PREVIOUSLY APPROVED FOR 2005 – REQUEST LETTER TO DEQ FROM WATER AND SEWER SUPERINTENDET: Mayor Ingram asked if this was all for 2005 and Dennis Duty indicated that it was. City Clerk Aggi Loeser had asked that he provide a total number of services to the Mission Bay Area. Mr. Duty said that to date he shows 208. Councilman MacDonald asked how many were currently in use? Mr. Duty told the council that he believed it to be right around 70. **Motion by Councilman Maddy to approve Mission Bay Request for 11 Hook ups to Mission Bay Village Phase II, seconded by Councilman Corse.** Water/Sewer Superintendent Tony Porrazzo was asked if he had any issues with that? Superintendent Porrazzo indicated that he did not. **Motion carried unanimously.**

GOLF MEMBERSHIP FEES – MURAT KALINYAPRAK: Murat Kalinyaprak apologized for not having time to make copies of his research for all the council, but did provide a copy to be duplicated to pass out later to the councilman. He also asked for understanding in his speech as he gets nervous, being before a public forum. Mr. Kalinyaprak became interested last year, when the golf course fees went up proportionally more than other fees in the area. He talked with Mayor Ingram and other members of the golf community. He said that there are problems with local people being able to afford these new fees. He was there when the Pro asked the Council to increase the fees; the council seemed hesitant but did raise the fees per the request. He was disappointed that the Council did not establish a twilight pass to go along with the twilight fee, which is a reduced fee. He believes that there are some things that are happening that are positive. The Golf Board revised the mission statement of the course, stressing the public aspect of the course. He also heard that they were considering a name change to something a little less private. He is suggesting Polson Municipal Course, or Polson City Course. Councilman Maddy indicated that no one had come before the council to suggest a name change for the course. Mr. Kalinyaprak said that is was part of the 2005 Business Plan for the Golf Course. There would be cost to this to change the signs and pencil, etc. He thought Polson City Course, as PC and PCC initials are used on some items on the course, which would help reduce the cost. He would like to make two major points. One is that the rate is too high compared to other golf courses in Whitefish and Kalispell. Two would be the free passes that are given out to City Employees and Volunteer Fireman. He has collected a lot of paperwork and he compiled the information as best he could. He came up with that a single pass had gone up 65% in the past 5 years versus the out of town couples rate only went up 35%. The Golf Courses total expenses only went up 47% compared to rate increase of 65%. A ten-year span in this area from 1992-2002 the income level only increased by 3.1% per year. Within the different categories of fees there is a wide range of percentage increases. This last year the single in town went up by 23% while out of town couples went up by only 3%. He would like to know the reason behind the different rate increases? Other years it was across the board at 10% or 5%. It appears that the rates were arbitrarily increased to what other courses are, he doesn't know why. He read City Council Minutes from 1998 to acquaint himself with the subject. It seems that all along the fees were increased by comparing to other courses in the area. This is the same logic that has been used for the last 20 years, probably. He thinks that it is wrong. The Golf Course should be run as a non-profit business for the benefit of its owners, the public. It is a non-profit business that doesn't have to make money, just cover the expenses. The economy of the Polson area cannot afford it maybe the Golf Course should postpone the improvements. If necessary expenses cannot be cut down anymore, then possibly the revenue should be increased instead of just increasing the prices. An effort should be made to have more players at lower rates and raising the rates may work because the customers here are kind of captive. People of Polson cannot play in Ronan even at comprable rates, because it would cost 2-3 bucks in gas so you are stuck. Raising the fees may have the reverse effect by having fewer members, and maybe that is fine with some people, they may be trying to create this elite membership on public grounds. When the people who tend to compare this course to Whitefish all the time, they just compare the fees for the adults. The Polson City Council Meeting Minutes February 22, 2005 population of Whitefish is about the same as Polson and they have about 2000 members while we have about 1000. We should have at least 1500 and we don't. This membership amount has stayed steady for a period of time. Golf rounds per year, Whitefish has 65,000 vs. Polson 42,000. This information may be a few years old. Polson should probably have 55,000 vs. 42,000. Plus Polson is claimed to be, earliest open and latest closing Golf Course, with the longest season in

the region. So why don't we have proportionally comparable number of rounds played. Also the cost of living in Polson is 95.7, over the United States and Whitefish is 105.7. Average household income in Whitefish is almost 45% more than Polson. There is something wrong. If the people in Polson only make 2/3 of what the people in Whitefish make and have to pay the same amount of fees, or higher fees, then something is wrong, when the golf course is owned by the people. Mayor Ingram asked how much higher is Polson than Whitefish? Mr. Kalinyakrak said the difference is from \$395 -\$390. They have many different tiers of rates in Whitefish also. He does not see that any effort has been made to allow as many players from Polson and others players to have access to play. This is a real loss. The expenses don't change, the grass is already mowed, why don't we have more people play on the course. He doesn't see a reason, why don't we try to have more people. Councilman Maddy explained that the course is an enterprise fund. No money is taken from the Golf course, the money the golf course make goes back into the golf course. Everybody would agree that there have been a lot of improvements to the Golf Course over the last ten years. It is not like they raise the rates and take the money and spend it somewhere else. It is put back into the Golf Course to make it nicer. Mr. Kalinyaprak understood, but more people playing with cheaper rates you would make more money. Mayor Ingram asked if Mr. Kalinyaprak had a summary of what was being asked of the council, that you can ask that if one of the council decided he wants to put it in the form of a motion? He said that he is leading to that. Councilman Maddy said that they have had complaints about the rates, but he had not heard of somebody who chose not to purchase a pass because of the cost. Rory Horning said that he had one. Councilman Maddy said that yes they do have one now. Councilman Marchello said that if you break it down by number of plays compared to other areas, it would be less. Mr. Kalinyaprak said that during the 2005 business meeting they asked Roger to give monthly revenue & expenses for comparison. Mr. Kalinyaprak asked if they saw that the revenue was not going to be met for the bond issues what could be done? Pro Roger Wallace said that they could let people play for cheaper and they would find a lot more players. He would like to see that this be in place for the golf course and not in an emergency situation. Let people play at 20 vs. 40 and you will have a lot more players, instead of trying to gouge 200 in town single members by an large increase. He wants to see a long term plan for lower rates, which allows more people to play. That would follow the mission statement better. He is suggesting a twilight pass proportionate to the twilight fees that are being now charged. He believes that the council should take action this year, not wait until next year. He has been asking about this for two months already. Roger estimated that 50 people should be interested in this. Councilman MacDonald asked that what a twilight pass would be? Mr. Kalinyaprak explained that a twilight pass is a pass that allows play after 2:00 only. Councilman Maddy asked if Whitefish had those rates? There was some question that some members may want to exchange for a twilight pass. Mr. Kalinyaprak believes that the additional players that would be purchasing the twilight pass would out number the number of exchanges that may want to be done. This amount \$1000 either way would not affect the budget either way. Mayor Ingram asked if what he was asking the council was to approve a twilight membership pass? Mr. Kalinyaprak said that was correct. Other things that other courses do, for comparison, senior discounts, if it were a percentage it wouldn't cost extra to do. Also he suggested that long-term members get a reduced rate possibly a percentage. Mayor Ingram asked Murat if that was part of what he was asking for tonite? He said that if it was possible to package it as one? Mayor Ingram said that he thought he would find it difficult to allow all of these fee changes. The process of the council considering the fees and the fee proposal was in December. It would be better to address that at that time. He will just leave those for suggestions for next year. He would like to concentrate on the twilight pass tonight then. Councilman Morrison asked if there was a recommendation from the golf board? Councilman Corse, the golf board council member, responded that the golf board listened to the suggestion and they decided that the change could result in some difficulties. If some people had purchased a membership at the full price and might choose to turn that back in and they would have to refund money. That would cause bookkeeping problems. The golf board listened to what he had to say, and expressed interest in evaluating his suggestions next year. They did not think it a practical matter this year. Councilman Clavadetscher said that the board would like to provide for all the income levels of Polson. That everybody who wants to has an opportunity to play.

Murat mentioned some other suggestions, other things that other courses do, such as in state and out of state rates. He personally believes that they need to look at the whole rate structure that will help maximize revenue for the course and maximum opportunity for the residents of Polson to play. He can anticipate several modifications to the rate structure. He does not feel that a piece mill approach at this time would be appropriate. Mayor Ingram clarified with Mr. Kalinyaprak that establishing a twilight rate would summarize his request? Mr. Kalinyaprak

indicated that it would. Rory Horning stated that the Council just had a guy, who is co-owner of the golf course, do an extensive evaluation, that would cost upwards of several thousand dollars, to get an experts view. He would like to interject, he is not a city resident, as we know, that you take the research that has been given and somehow incorporate it to benefit the city in the long run. Instead of thinking of him as some kind of crackpot. Which he's not. He is coming to you in all fairness and honesty to try to help and maximize the resources. Mayor Ingram said that they had and that he had had time with the golf board and the city staff. They have helped him to compile this information. He believes that they have given Murat the full benefit. Councilman Clavadetscher said that he attended the golf board and he had not heard anyone refer to Murat as a crackpot. He is an interested member of the community and he raised valid points. He believes the golf board is struggling to work with the points and the golf board will try to utilize the data that he presents. Mayor Ingram opened it up for any motions. Councilman Clavadetscher believes that the issue deserves a vote. Or at least an opportunity for such. Councilman Clavadetscher motioned that the council recommend to the golf board, including our Pro to institute twilight rates, for the current spring season. City Attorney James Raymond said that technically the council sets the rates. Mayor Ingram said that they could accomplish that tonite. Councilman Maddy said that the golf Board recommends to them. Councilman Clavadetscher then motioned that the institute a twilight rate for this season set by the golf pro. Mayor Ingram said that they needed to actually set the fee. Mr. Kalinyaprak was asked what the other courses had and he said that he felt a \$250-275 would be fair. Councilman Clavadetscher incorporated the fee of \$250.00 to his motion for the twilight rate. Mayor Ingram asked for a second. The motioned died for lack of second. Councilman Maddy motioned that the council instruct the golf board to research on other courses in Western Montana and what they do with that issue, say in the next 45 days. Councilman Clavadetscher asked if that would be for implementation this year. Councilman Corse said that they received that information and they used that information to set fees. Councilman Maddy said that if was not going to go this year then a motion is not necessary. Mayor Ingram said that that was part of what the board uses for the recommendation to the council each year. Mr. Kalinyaprak said that from a council meeting in December that 70% of the prime time play is from the members, the other 30% by green fees. Members seem to want to play during prime time. Again it would probably only be 50 people. Mayor Ingram asked if there was a different motion he wanted the council to consider? Mr. Kalinyaprak said that with 70% of the passes using prime time play that would indicate many would not want to change to the twilight fee, and maybe that could be incorporated into the motion. Mayor Ingram asked for any motions. None were given. Mayor Ingram thanked Murat for his input. Mr. Kalinyaprak said that he had not concluded his comments. The free golf passes that were given out. He has looked into it more since he spoke with others earlier. It is no where to be found in the Employee Manual. His idea for a benefit is to attract employment and keep them. There are only a handful of people that use this benefit. He questions that benefit for the volunteer fireman and he would like to propose that other volunteer members get free passes. Also if the benefit is given to non-employees and in some cases employees, it might be a taxable benefit and the city would have to find a way to report it for tax purposes. Elected officials are not employees, like the Mayor and City Council, and he is suggesting that those free passes be done away with. Part time employees, it is clear in the employee manual that fringe benefits are only available for the full time employees. If the council established it as a benefit for the full time employees part time & seasonal would still not have it available to them. He sees some seasonal workers working in the summer getting a free pass that is a \$400.00 value. For example one is Bob Vick and he is president of the PGA and he should be keeping on eye on the golf board. There are other details that he has that he will give. The passes for the employees should be limited in playtime if they are non-taxable, if they are allowed to play during prime time and the golf course loses revenue it has to be reported. He would like to suggest to the council that they motion to abandon all improper free golf play on the Polson Golf Course. Mayor Ingram again asked for any motions. Not motions were given. Mr. Kalinyaprak also believes the golf course should make more of an effort to make sure that the people who get the reduced rates are actually property owners in the city. They should be stricter with the early fees and late fees. In the 2004 membership list he noted that about a hundred people paid after the early bird rates and that 30 of those were given the early bird rate after the cut off date, up to 9 weeks. Mayor Ingram asked where he received the information? Mr. Kalinyaprak said that he had gotten from the 2004 members list. Mayor Ingram asked if he had the documentation with the dates? He said that the books have the dates. Mayor Ingram asked if he had the sheets that identified the dates? He did not have them with him but he will bring them in. Mayor Ingram said that he would like to see them. Mr. Kalinyaprak then asked for an identification of couples, what the Pro used to define his reasons for allowing a couple rate. He did not know whether the council would choose to identify this issue tonite. He did notice that boyfriends and girlfriend are