

**POLSON CITY COUNCIL MEETING MINUTES
CITY HALL COUNCIL CHAMBERS
MONDAY, JULY 17, 2006, 7:00 P.M.**

ATTENDANCE: City Council Present: Bruce Agrella, Mark MacDonald, Jules Clavadetscher, Mike Lies, Tom Corse, Fred Funke, City Attorney James Raymond, Assistant City Clerk Beth Smith, Mayor Ingram, Presiding.

OTHERS PRESENT: Robert Lajoie, Tracy Dooley, Bob McClellan, Doug Chase, Rory Horning, Justin Ring, Rob Machuk, Tom Maloney, Karen Sargeant, Terry Calahan, Dave Calahan, Marty Corse, Ethan Smith, Bonnie Manicke, Murat Kalinyaprak, Cindy Willis, Cynthia Fillenworth, Tony Porrazzo.

CONSENT AGENDA

A. CITY COUNCIL MEETING MINUTES, JUNE 29, 2006 SUMMARIZED VERSION

B. CITY COUNCIL MEETING MINUTES, JULY 3, 2006

C. RESOLUTION #931 – ANNEXATION, LLYOD & GERI TURNAGE, HILLCREST DR.

Motion made by Councilman Clavadetscher second by Councilman Corse to approve consent agenda items A, B, and C as presented. Motion carried Unanimously.

PARC – PROPOSAL FOR WALKPATH FROM SKATEPARK TO HIGH SCHOOL IN 6TH STREET WEST RIGHT OF WAY--MIKE ROBERTS. Mr. Roberts explained to Council how PARC, Pathways to Activities, Recreation & Culture, is interested in building a walking path/trail from 6th St. West up to 19th St. W. near the high school. The City already has a storm drain/sewer easement there, he would like to be allowed to use that easement along with the adjacent homeowners approval of 13ft to build a 6ft wide walking trail. Mr. Roberts would like to support this path with an Adopt a Trail program/donations for the maintenance and up keep in the future. At this time he is asking for councils positive interest to proceed. Councilman Clavadetscher is concerned about liability and expenses to the City of Polson. Polson Police Chief, Doug Chase is concerned about emergency access. Parks Superintendent, Karen Sargeant is in great support of this project, and possibly could take over the trail into Parks Department at a later date. Mayor Ingram would like to stay updated on Mr. Roberts's progress with Safe Routes to School Program/Grants, and the 13ft easement needed from adjacent homeowner. **No motions were made. Item dies for lack of motion.** Project to come back at later date.

WATER SERVICE APPLICATION – 15 HOOK UPS FOR OLDS VILLA DAVID & TERRY

CALAHAN - TONY PORRAZZO. Due to this property being more than 150 feet from a city water main there was **no motion made.** Council was concerned that a precedence would be set forth and numerous persons would come forward asking for city water/sewer hook-ups. At this time the City of Polson does not have the extra water to be extending city services further than required. **Item dies for lack of motion.**

WATER SERVICE APPLICATION – 1 HOOK UP FOR LOT 12, VIEW POINT PHASE II

TRENT BROOKS - TONY PORRAZZO. Due to this lot being more than 150 feet from city water mains there was **no motion made.** Council was concerned that a precedence would be set forth and numerous persons would come forward asking for city water/sewer hook-ups. At this time the City of Polson does not have the extra water to be extending city services further than required. **Item dies for lack of motion.**

FINAL PLAT - THE SHORES OF FLATHEAD LAKE CONDOMINIUM SUBDIVISION MILL CREEK DEVELOPMENT - CARSTENS SURVEYING. City of Polson Planning & Zoning Official, Joyce Weaver hit the highlights on Planning Boards recommendations and her staff report. She stated The Shores does meet final plat approval. **Motion made by Councilman Corse, seconded by Councilman Funke to approve under recommendations of planning staff final plat for The Shores of Flathead Lake Condominium. Motion carried unanimously.**

PRELIMINARY PLAT APPROVAL – HIDEWAY – 4 LOT MINOR SUBDIVISION - DAWN RAYMOND. City Attorney, James Raymond was excused in regards to this item. City Planning & Zoning Official, Joyce Weaver gave her staff report and hit the highlights of City/County Planning Board recommendations, there are three issues at hand. 1. #34 applicant shall provide a recorded access easement to the city for the exclusive use of emergency service providers for the benefit and use of Hideaway lots 1-3. 2. # 35 developer shall initiate a request to the Council to create and Sid including the four lots of this division, for road improvement from the end of the pavement to Claffey Drive to the end of the cul-de-sac, subject to the standards established by the Council for those improvements, prior to Final Plat. 3. #23 would be taken out, also adding there is an existing SID that these lots would be liable for on Claffey Drive. Marc Carstens, with Carstens Surveying expressed the developer would like to complete sidewalks, curbs and gutters, rather than #23 cash-in-lieu-of. Mr. Carstens feels this has been problematic for the City and suggested that it be removed from the recommendations. He also expressed #34 Claffey Drive is out of regulation for dead end road. Marc stated that this subdivision follows the tails of Cougar Ridge Subdivision and would like #34 to read -secondary ingress/egress would be consistent with that approved with Cougar Ridge Phase one Residential. #35 tied together with #23. Client would waive right to protest SID. Councilman Clavadetscher asked Bob Fulton if there was an easement for Cougar Ridge. Mr. Fulton said it's his understanding that there is not an easement that has been addressed in any formal way and that this easement would be exclusive for Cougar Ridge only. Councilman Clavadetscher also asked City Engineer, Bob Fulton about a letter of recommendations that was not in stipulations. Mr. Fulton stated that these issues were cleaned up and the DEQ had changed their regulations in the midst of the workings on this subdivision. **Motion made by Councilman Clavadetscher, seconded by Councilman Funke to approve preliminary plat of Hideaway, 4lot minor subdivision-Dawn Raymond- with conditions as stipulated by City/County Planning Board. Amending item #34 to simply require emergency access in accordance with city standards, #23 remains, #35; if that SID fails after it is initiated you would present plans to our City Engineer for curbs, gutters and sidewalks, and also to participate in the current SID #38.** Rory Horning, Edgewater Reality feels passing on future expenses with SID's to purchasers from developers is not prudent. He feels that State law is not being followed. Stating there is a conflict between Council and City Attorney James Raymond and this Minor Subdivision. **Motion carried unanimously.**

ORDINANCE #623 – SECOND READING – DEVELOPMENT CODE AMENDMENT ZONE CHANGE FROM LOW DENSITY RESIDENTIAL ZONING DISTRICT TO HIGHWAY COMMERCIAL ZONING DISTRICT FOR LOTS 1 AND 2 OF THE SUPER WAL-MART DEVELOPMENT PROPOSAL, LEAVING LOT 3 IN THE LOW DENSITY RESIDENTIAL ZONING DISTRICT. No comments. **Motion made by Councilman Corse, seconded by Councilman Agrella to approve Ordinance #623. Five in favor, Councilman MacDonald against. Motion carried.**

JUNE 2006 CASH REPORT. - City Treasurer Bonnie Manicke presented the June 2006 cash report. One negative balance of \$14,125.31 is noted in the CDBG/Growth Policy Fund. A request for reimbursement of expenses related to the growth policy has been submitted to CDBG. The total value of the City of Polson is \$4,857,679.64, which reconciles with the investments. The report reflects year-end fund balance useful for budget preparation. **Motion made by Councilman MacDonald, seconded by Councilman Lies to approve the June cash report. Motion carried unanimously.**

Mayor Ingram removed himself and Councilman MacDonald chaired this agenda item.

APPROVAL OF PLEDGED SECURITIES: - City Treasurer Bonnie Manicke presented a detailed listing of the pledged securities for Council approval. The City's deposits are secured with pledges over the 100% that is required. Glacier Bank Certificates of Deposit \$1,375,00 pledged at \$2,179,938.49 plus \$100,000 FDIC insurance. First Citizens Bank Certificates of Deposit of \$1,513,177.39; Savings \$466.68 with a total of \$1,513,644.07 pledged at \$1,801,981.86 plus \$100,000 FDIC insurance. **Motion made by Councilman Clavadetscher, seconded by Councilman Lies to approve pledged securities as of June 30, 2006. Motion carried unanimously.**

ISSUES RELATED TO SIDEWALK CONDITIONS THROUGHOUT THE CITY. The City Ordinance #435 in regards to sidewalk codes/safety etc. The number of sidewalks in need of repair has become abundant. The City of Polson has an obligation to protect/enforce these issues. The Homeowners are responsible for payment of the repairs. City Engineer, Bob Fulton recommended the City take action to remove existing non-complying sidewalks and replace them. **Motion made by Councilman Agrella, seconded by Councilman Funke to have City Building Inspector, Ron Melvin to do an inventory of names and addresses of homeowners who's sidewalks are not in compliance with City of Polson Ordinance #435 passed and adopted April 7, 1986.** Elsa Duford asks if this would put extra pressure on Hillside Court that currently doesn't meet City standards. Robert Lajoie stated that not only the joints of sidewalks need to be examined but also other obstacles such as curb stops. Rory Horning, Edgewater Realty, is concerned that the paving of the alley behind his business made his portion non-complying. The lip that was formed into the parking lot/sidewalk could be some sort of liability and he is concerned about that. **Motion carried unanimously.**

ISSUES RELATED TO MAYOR'S POSITION AND SALARY - DISCUSSION

Mr. Kalinyaprak questioned Mayors salary/position again with agenda discussion item rather than vote. He was allowed to speak extensively about his concerns. Mayor Ingram asked Murat if he wanted the Council to retrograde the Mayors pay back to what it was. Mr. Kalinyaprak answered yes. **Mayor Ingram asked Council to make a motion to return the Mayor's salary to that which was before.** Elsa Duford spoke as Government Review Board Member. She discussed information/reports that had been given to the review board commission. Mayor Ingram asked City Attorney, James Raymond if there is any state law with distinction on Council/Mayor form of government vs. part-time/full-time (amount of time spent in office). The answer was no. **No motion was made. Issue dies due to lack of motion.**

ISSUES RELATED TO POLSON PUBLIC GOLF COURSE - MURAT KALINYAPRAK

Murat Kalinyaprak refers to a PGA newsletter -PRA Campaign praising the golf course. He feels the golf course has nothing to be proud of, saying it has been operating at a very low fraction of what it should be. He is told the City Golf Course is not a revenue generating entity. He feels the Golf Pro, Roger Wallace has been doing a poor job managing the golf course, referencing scheduled events on one side, and not communicating with the maintenance side whom had the grounds air raided on the old nine so nobody could golf. Mr. Kalinyaprak thinks that the rent fee for Wallace Golf Shop should be raised. He also thinks that there should be cameras placed around where green fees are collected to protect anyone from pocketing those monies.

PUBLIC COMMENTS NOT ON THE AGENDA:

Bob Knoll says he works along the golf course and every day people come into his office tell him how exemplary our golf course is. The old and the new. They are astonished with the prices, saying they are the lowest across the country. It seems there is only one person who has a constant issues with this golf course. Mr. Knoll feels that the constant bantering and time spent with frivolous ideas does not reflect the overall

feelings of the public. He also complimented the Councils restraint in regards to the Mayors position. Thanks the Council for all there time and asks for them to stick with the time limit.

Rory Horning asked Council for update on web site minutes and Ethics Board Committee. He is told that contact has been made and a bid has been requested from Papervision and Ethics Board has not been established.

Cynthia Fillenworth property owner Country Club Shores on the old nine. Requested trees to be trimmed and removed from golf course property that have become quit a nuisance and dangerous. There are currently three trees that are down. Mayor Ingram would confirm with Ms. Fillenworth that there's someone to get the job done right away. She is assured that it will be taken care of and Councilman Funke advised her to call him at home if she needs to.

Tracy Dooley lives on Bayshore Drive; he states that he has had the privilege to serve on the Park Board for a couple years and City Golf Board for the last five years. He has resigned as of June 30 due to personal reasons. He thanked the City Council and the Mayor for allowing him to serve on those boards for the last seven years. He says it was a pleasure. He can assure the council and the public/citizens of Polson that the golf course has been and will continue to be run very well. They have a great staff of people. The rates are very reasonable and a clarification is made that there are not any memberships, there never has been. There are season pass holders. They are down, however the fee-paying players (green fees) are up. The golf course just finished a record revenue season ending June 30, 2006. Bills are being paid and have been meeting bond obligations. Things are very well. He also says that the Junior Golf Program is fantastic and with great support. The Course hosted the Class B State Championship. The season pass holders and regular golfers that had to give up the course for those three days were not upset, most of those people volunteered their time and would do it again in a heart beat. Mr. Dooley says that we welcome high school golf to Polson and hope to get more tournaments to come to Polson in the future.

Meeting adjourned 9:30 p.m.

Randy Ingram, Mayor

ATTEST: _____
Beth A. Smith, Assistant City Clerk