

**City of Brookings**  
**CITY COUNCIL MEETING MINUTES**  
City Hall Council Chambers, 898 Elk Drive, Brookings, OR 97415  
**Monday, April 11, 2016**

The City Council met in Executive Session at 6:00 PM, in the City Manager's office, under the authority of ORS 192.660(2)(h), "to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed," under ORS 192.660 (2)(e), "to conduct deliberations with persons designated by the governing body to negotiate real property transactions," and under ORS 192.660(2)(f), "to consider information or records that are exempt by law."

**Call to Order**

Mayor Hedenskog called the meeting to order at 7:00 PM.

**Roll Call**

Council present: Mayor Ron Hedenskog, Councilors Jake Pieper, Brent Hodges, Bill Hamilton, and Dennis Triglia; a quorum present. Ex Officio Nastassia Carrasco was also present.

Staff present: City Manager Gary Milliman, Public Works & Development Director LauraLee Snook, City Attorney Martha Rice, City Recorder Teri Davis and City Recorder Joyce Heffington.

Others Present: Valerie and Gary Early of Early Management Team, Curry Coastal Pilot Report Jane Stebbins and two others.

**Ordinances/Resolutions**

*Ordinance 16-O-755, adopting revisions to the Comprehensive Plan, Goal 11, Public Facilities and Services and a new Public Facilities Plan.*

Planning Director Snook provided the staff report. Director Snook indicated that the requested edit had been made to the Comprehensive Plan and it is now ready to move forward with adoption.

**Councilor Hamilton moved, a second followed and Council voted unanimously, with an advisory "Yes" vote from Ex Officio Carrasco, to do a first reading of Ordinance 16-O-755.**

Mayor Hedenskog read the title.

**Councilor Triglia moved, a second followed and Council voted unanimously, with an advisory "Yes" vote from Ex Officio Carrasco, to do a second reading of Ordinance 16-O-755.**

Mayor Hedenskog read the title.

**Councilor Pieper moved, a second followed and Council voted unanimously, with an advisory "Yes" vote from Ex Officio Carrasco, to adopt Ordinance 16-**

## **O-755 [adopting revisions to the Comprehensive Plan, Goal 11, Public Facilities and Services and a new Public Facilities Plan].**

### **Oral Requests and Communications from the audience**

#### *Public Comments on non-agenda items*

Connie Hunter, Brookings, presented information Veterans' Housing. She addressed the socio-economic benefits and positive impact that Veterans provide to municipalities and encouraged Council to work toward providing better housing opportunities to Veterans. She also advised that copies of the most recent edition of the Oregon Department of Veterans' Affairs publication were available.

### **Staff Reports**

#### *Authorization of various actions regarding the operation of Salmon Run Golf Course.*

City Manager Milliman introduced Valerie and Gary Early of Early Management Team.

The Earlys said they have had an outpouring of support. They noted that there was more work involved in the transition than they had originally anticipated, but said they were very appreciative of all of the City's assistance.

City Manager Milliman presented the staff report. Milliman said the current agreement with the Earlys could be extended for an additional 30 days if needed and that there was some additional work to do regarding the relationship between the Oceanside Diner and the Early Management Team. He said the City had received one estimate on the rehabilitation of the club house for less than \$75,000 and work on the club house would be dependent on when the City took ownership and would probably be staged over a period of months. Milliman said staff had received one quote of \$8,000 for an event tent, which could be erected by the Public Works crew, and the lead time for obtaining the tent was several weeks. The tent, he said, was essential for tournaments. Milliman pointed out that the old irrigation had been returned, but it had yet to be determined if it was fully operational and staff would like to move forward to replace it if necessary. As far as the delinquent property taxes, penalties were accruing, he said.

Councilor Hamilton asked what the reason was for entering into a three year contract and Milliman said it was the minimum amount of time needed to realize a return on the investment.

Mayor Hedenskog advised that he and the City Manager preferred that each of the eight (8) proposed motions be voted on individually.

**Councilor Triglia moved, a second followed and Council voted unanimously, with an advisory "Yes" vote from Ex Officio Carrasco, to authorize the City Manager to enter into negotiations for a three-year management agreement with the Early Management Team, Inc., for the operation of Salmon Run Golf Course.**

**Councilor Hodges moved, a second followed and Council voted unanimously, with an advisory "Yes" vote from Ex Officio Carrasco, to authorize the City Manager to enter into negotiations for a three-year lease agreement with Harriet Opshal dba Oceanside Diner and Jack Creek Café**

**Councilor Hodges moved, a second followed and Council voted unanimously, with an advisory "Yes" vote from Ex Officio Carrasco, to authorize the City Manager to contract for the rehabilitation of the golf course clubhouse building to include completion of the roof and other repairs as determined by the Building Official, with a cost not to exceed \$75,000.**

**Councilor Hodges moved, a second followed and Council voted unanimously, with an advisory "Yes" vote from Ex Officio Carrasco, to authorize the City Manager to purchase replacement top and walls for the event tent at the golf course and make other related repairs at a cost not to exceed \$10,000.**

**Councilor Pieper moved, a second followed and Council voted unanimously, with an advisory "Yes" vote from Ex Officio Carrasco, to direct staff to make budget adjustments as needed to accommodate costs associated with unscheduled assumption of golf course operations and restoration.**

**Councilor Hodges moved, a second followed and Council voted unanimously, with an advisory "Yes" vote from Ex Officio Carrasco, to authorize the City Manager to purchase and install a new irrigation control system for the golf course, if necessary.**

**Councilor Hodges moved, a second followed and Council voted unanimously, with an advisory "Yes" vote from Ex Officio Carrasco, to authorize payment of delinquent property taxes for the golf course.**

**Councilor Hodges moved, a second followed and Council voted unanimously, with an advisory "Yes" vote from Ex Officio Carrasco, to authorize the City Manager and City Attorney to utilize all legal means to recover amounts due the City for unpaid rent and other costs associated with restoring facilities, paying utility service bills as needed to restore services and recover property taxes from WRGM.**

City Manager Milliman added that he was pleased to sustain the course and its operations and affirmed the good relationship that was being developed with the Early Management Team and advised that he had received a lot of good feedback from members, etc.

Councilor Hamilton added that he too had received a lot of positive comments from residents about the golf course in general and about the Earlys, specifically and thanked the Early's for all their work.

*Revisions to Brookings Municipal Code Chapter 10 regarding parking.*

Planning Director Snook provided the staff report.

A lengthy discussion ensued regarding various issues such as limiting the language to only include the downtown core versus the entire city, what constitutes a developed parking lot versus an undeveloped parking lot, and whether time limits would solve the problems.

City Attorney Martha Rice recommended changing the language to include a time limitation for trailers in the right of way.

Councilor Pieper maintained that the only thing needed was more proactive enforcement of existing parking limitations.

Mayor Hedenskog was adamant that no parking of detached trailers should be allowed in the downtown core at any time for any amount of time.

It was decided to break the motion into two separate actions.

**Councilor Pieper moved, a second followed and Council voted unanimously, with Ex Officio Carrasco abstaining, to provide authority to enforce State Traffic regulations regarding adherence to parking time limitations in City owned and leased parking lots.**

**Councilor Pieper moved, a second followed and Council voted unanimously, with an advisory "Yes" vote from Ex Officio Carrasco, to direct staff to develop an ordinance prohibiting detached trailers in city-owned, developed parking lots.**

### **Consent Calendar**

1. Approve revised Council minutes for March 28, 2016. [Separate Attachment]
2. Accept Parks Commission minutes for January 28, 2016. [Pg. 94]
3. Accept March 2016 Vouchers in the amount of \$375,801.25. [Pg. 96]

Councilor Hodges moved, a second followed and Council voted unanimously, with an advisory "Yes" vote from Ex Officio Carrasco, to approve the consent calendar.

### **Remarks from Mayor and Councilors**

Mayor Hedenskog expressed his appreciation and thanks for all of the hard work on the golf course and thanked the City Manager

Councilor Hamilton added his thanks to the Early's and wanted to proclaim the highest praise on them.

**Adjournment**

Mayor Hedenskog moved, a second followed and Council voted unanimously by voice vote to adjourn at 8:25 PM.

Respectfully submitted:

Approved by Council on April 25, 2016

\_\_\_\_\_  
Ron Hedenskog, Mayor

ATTESTED:

this \_\_\_\_\_ day of \_\_\_\_\_ 2016:

\_\_\_\_\_  
Joyce Heffington, City Recorder