

JOURNAL OF COMMISSION WORK SESSIONS
January 3, 2006

City Commission Work Session

Mayor Stebbins presiding

CALL TO ORDER: 5:30 P.M.

ROLL CALL: City Commissioners present: Dona Stebbins, Bill Beecher, Sandy Hinz, Diane Jovick-Kuntz and John Rosenbaum. Also present were the City Manager, Assistant City Manager, City Attorney, Directors of Community Development, Library, Planning, Public Works, Fiscal Services, Acting Police Chief, Fire Chief, Acting Director of Park and Recreation and the City Clerk.

1. VARIANCE, GF 6TH ADDITION, BLOCK 552, LOT 4.

Community Development Director Mike Rattray reported that Joanne Dressler, owner of the property located at 514 4th Avenue SW, requested a variance to OCCGF 17.20.6.060. The dimensional variance would reduce the required eave overhang from 12 inches to 10 inches, to allow the applicant to maintain a manufactured home on this lot.

Ms. Dressler requested the variance at the recommendation of the City Commission and City staff as part of a resolution to a zoning violation that came about as a result of City staff providing inaccurate zoning information. Mr. William Conklin was hired by the City to prepare a fact finding report which recommended the City assume the expense of placing the home on the required permanent foundation and process the necessary dimensional variance that would bring the dwelling into compliance with the requirements contained in the recently adopted Land Development Code.

The petitioner met the following criteria required for a dimensional variance: the variance was not contrary to public interest; a literal enforcement of the ordinance would result in unnecessary hardship, owing to conditions unique to the property; and the spirit of the ordinance would be observed and substantial justice done by granting the variance.

The Board of Adjustment heard the request on December 15, 2005. Staff presented the application and pointed out that Ms. Dressler's manufactured home met all the standards required by the City with the exception of the 12 inch eave. Three property owners in the immediate vicinity spoke in support of the variance. After discussion, the Board voted unanimously to approve the reduction of the eave to 10 inch on the manufactured home.

It was the consensus of the City Commission to concur with the Board of Adjustment's recommendations.

2. WADSWORTH PARK LAKE

City Forester Jon Thompson stated a survey was taken regarding the use of the lake area during the development of the Wadsworth Park Master Plan. Most of the respondents preferred the lake to be

(01/03/06)

used for fishing and non-motorized boats. Since that time, Staff has been working with Fish, Wildlife and Parks to improve the fishery in the lake which included dredging and fish stocking projects. Mr. Thompson added that the City allowed a water ski club to use the lake the past several years. However, the lease expired and Staff was recommending the lease not be renewed in order to bring the use of the lake in line with the Master Plan as well as with the primary opinion of the general public.

3. GOLF COURSE RECOMMENDATIONS

City Manager John Lawton reported that in order to frame the recommendations provided by National Golf Foundation Inc., with a decision making process, staff developed two implementation strategies for the Commission to consider.

The first strategy was to implement management and organizational all changes first leaving other recommendations for the new organization structure to implement as it saw fit. The advantages to this strategy included that it tackled the biggest issue first and if successful the other issues would be taken care of, and it dramatically reduced the number of issues the City Commission had to deal with. The disadvantages were that dealing with the management/organizational issues may be time consuming and could delay decisions that should be made now. Other disadvantages were:

- The complexity could be shifted from the City to a new management structure which would have to deal with many “old” issues making the start up operations more complex.
- The golf season begins March 15 which may be difficult to have a new structure in place.
- Legal issues involving tax exempt bonds may add time and complexity to the overall structure. For example it needs to be decided if the City has to retain ultimate responsibility for Profit and Loss or if the debt could be restructured which could take substantial time and expense.

The second implementation strategy was to implement the less complex, less controversial recommendations now, under existing structure and take time to work through the management/organizational and capital improvements issues. The advantages to this strategy included impact of recommendations could be felt immediately, it lessens the risk surrounding coincidence of major changes and season opening and allows time to work out the more complex management issues.

The disadvantages included putting off the big issue; new management would not have a voice as some decisions were being made; and the City Commission could have a greater number of immediate and contentious issues to deal with such as fees and charges.

After introducing the implementation strategies, City Manager John Lawton recommended option two and was poised to address the Point of Sale and Internal Controls issues, promotion and advertising, and fees and charges. He added that he created a staff team that included the City Manager, Assistant City Manager, Director of Fiscal Services, the Interim Director of Park and Recreation and the Budget Director to work on these issues and they would also construct and launch a process to address the management issues. The Commission would receive a progress report every two weeks. Finally, he suggested, if the Commission concurred with this

(01/03/06)

implementation strategy two, to retain National Golf Foundation to assist with the requirements for the management arrangement.

Mayor Stebbins asked for Commission comment. Commissioner Beecher suggested putting together a task force for input in the process as the recommendations are discussed. He also stated that anyone thinking about operating the golf courses would have to have an understanding of the debt structure. City Manager Lawton concurred and explained that staff was researching the debt structure options in order to incorporate that information into a request for proposals. The options at this point in time included private activity bonds if the company assumed the profit and loss which meant the bonds would be taxable with a higher interest rate. He added that the debt at the golf courses has been the biggest issue facing the City as well.

Mayor Stebbins asked what the cost would be to retain National Golf Foundation to develop the request for proposals for the management structure. Mr. Lawton stated that would have been negotiated although he was thinking around \$10,000. Mayor Stebbins also stated she liked the idea of a task force as well because it gave the community an opportunity to invest themselves in the process. Mr. Lawton agreed that a carefully selected task force would be a good idea.

Commissioner Jovick-Kuntz suggested the existing Golf Advisory Board be used as the task force and add a few non-golfers to it. Commissioner Beecher disagreed stating he preferred using an ad hoc committee and asked Mr. Lawton to provide a proposal as to the structure of the task force. Commissioner Hinz stated that the ad hoc committee should be appointed as soon as possible in order to participate in the management issues.

Roger Reppe, 1125 Carol Drive, asked if the bonds could be transferred to a general obligation bond. City Manager Lawton stated that would require a vote of the public. Mr. Reppe stated that in his opinion, no management firm would propose to operate the golf courses with that type of debt and suggested that through general obligation bonds, the community could underwrite the debt giving the golf courses a clean slate. He added that the golf improvements paid with the bonds benefited the entire community and that if the golf courses were sold, that sale would benefit the entire community. He also advocated raising membership fees rather than daily rates and offered to be on the task force.

Commissioner Beecher thanked him for suggesting something that was worthy of discussion. Commissioner Jovick-Kuntz suggested the Commission consider a general obligation bond for the golf courses as well as the swimming pools.

It was the consensus of the Commission that they preferred the second implementation strategy and directed the City Manager to proceed.

ADJOURN

(01/03/06)

Following a brief question and answer session from the Commission and audience members, Mayor Stebbins adjourned the work session of January 3, 2006, at 6:50 p.m.

(01/03/06)