

Marysville City Council Special Meeting

May 19, 1997

7:00 p.m.

Council Chambers

Present: Dave Weiser, Mayor
Councilmembers:
 Donna Wright, Mayor Pro Tem - excused
 Shirley Bartholomew
 Ken Baxter
 Otto Herman
 Mike Leighan
 John Myers
 Donna Pedersen
Administrative Staff:
 Dave Zabell, City Administrator
 Jim Ballew, Parks & Recreation Director
 Don Shaw, Golf Course Manager
 Tara Mizell, Recreation Supervisor
 Lillie Lein, Recording Secretary

CORRECTED: SEE <u>4/2/97</u> MINUTES

CALL TO ORDER:

Mayor Weiser called the meeting to order at approximately 7:00 p.m., and led the flag salute.

Mayor Weiser noted the presence/absence of Councilmembers and staff.

Bid Review: Irrigation System for Comeford Park

Parks & Recreation Director reviewed the bids received noting that this project was budgeted at \$15,000. Three bids were received. Director Ballew said staff was recommending the apparent low bidder, Blue Ribbon Landscaping be awarded the bid for \$13,849.60 which includes tax. He noted that the City has provided design.

In response to Council's questions, Director Ballew noted that boring under the driveway was eliminated due to the decision to delete the southwest corner from the irrigation plan; explained that the location of underground utilities was not in the area of the irrigation plan; assured Council that the sinking of irrigation poles could be controlled; and explained that sleeving is conduit with control wires that run from the building to allow for future expansion.

Councilor Bartholomew moved to award the bid to Blue Ribbon Landscaping in the amount of \$13,849.60 including tax. Councilor Baxter second the motion. Motion carried unanimously.

CEDARCREST RESTAURANT/SNACK SHACK PROPOSAL:

Parks & Recreation Director Ballew noted that the focus of Cedarcrest Golf Course has been to open August 1. A staff committee including Director Ballew, Administrator Zabell, Course Manager Shaw, and Ken Baxter have been looking at opening events and have begun to plan for opening the course on July 30 to the community as an open house (they can walk the course but no golf), and to

sponsor a tournament on July 31 with a fee of \$100 for public officials, community/business leaders, and celebrities. This is traditional for a grand opening. They now would like to pursue food service, not only for the opening events, but for regular play which will commence August 1.

Director Ballew began a discussion of the three options presented in the Cedarcrest Golf Course Restaurant proposal, noting that Option No. 1 was discussed at the recent City Council retreat, and that Option 2 and 3 have been included for comparison. He referred to blueprints distributed to Council this evening, noting that these were half of Option 1 and did not include the bump-out on the northside of the building. The blueprint does, however, include a new wall separating the restaurant and pro shop so that either can be locked down separately from the other. Director Ballew reviewed the cost and estimated revenue for each option; noting that neither Option No. 1 nor Option No. 2 could be accomplished by the August 1 opening date. Option No. 3 could be utilized on a short notice until other improvements could be completed.

Director Ballew and City Administrator Zabell discussed funding options and summarized by saying that the first option would be to use golf reserve funds, then an interfund loan, and the least attractive would be to attach it to the general obligation bond.

Director Ballew said that, from discussions at the Council retreat, they have proceeded under the assumption that the City would contract out for an operator. To pursue this in a timely manner, he is prepared to advertise for RFPs similar to what was done earlier; where the City would provide the building, and the contractor would be responsible for inside decor and furnishings.

Director Ballew said that they are at a point where a decision on food service at Cedarcrest needed to be made, and explained Golf Manager Shaw's involvement in the design of the options presented.

Council discussed revenue projections based on square footage and including sales for beer and wine.

Councilor Pedersen noted that Director Ballew was getting a lot of information from consultants, but added that she was particularly interested in getting information from a golf course in Tacoma (Alamore), and asked if Director Ballew could check on them. Director Ballew explained that he did check with a course in Tumwater that is similar to Cedarcrest as far as being off the main I-5 corridor, and noted that particular course would rather not be a full-service restaurant business but has a snack bar operation which is considerably smaller than the Cedarcrest proposal. They also have food in the pro shop such as coffee, donuts, pre-made sandwiches, etc.

Councilor Baxter noted that Option 1 was not included in the drawing. Director Ballew agreed and reviewed the footprint and area for Option 1 which provides for expanded dining, kitchen, deck, pass-through service, etc. Golf Course Manager Shaw explained the divider wall that is being proposed which will allow the pro shop to be locked separately from the other area.

Council discussed ADA access, the breezeway, possible terms of the lease, and the need for quick service to customers.

Councilor Pedersen summarized that she was hearing that basically the City would be catering food service to the golfers, and that pulling people off I-5 for a full service restaurant would probably not be successful. With that in mind, she said she could not get too excited about the City being in the restaurant business. She said she wouldn't mind providing a building if the City wanted to send out RFPs, but an outside contractor would probably come to the same conclusion as the City - that it would not make good business sense.

Councilor Baxter suggested waiting a few months with a snack bar and then reviewing the situation. He noted the importance of quick service, and discussed the difference in manpower, etc. Director Ballew noted the different Health District requirements for a snack bar, a full service restaurant, and carts on the course with respect to manpower and liquor sales.

A discussion of the process and response to the original RFPs followed.

Mayor Weiser discussed litter problems created by eating on the course, and asked about a system which would allow someone to place an order at the ninth tee which would be available when they are finished. Manager Shaw said he has seen where they will give them a menu of items available ahead of time, and that most of them are sandwiches already made up. He said most golfers don't order hamburgers because they are messy.

Councilor Leighan inquired about revenues for outdoor accommodations. Director Ballew he would have to refer back to his exact computations which he did not have with him.

Councilor Herman asked if the cost for Option 1 included paving under the deck? Director Ballew said it did not. Paving would be done with the car path. The grading and a lot of the work can be done in-house.

Councilor Herman questioned the location of the kitchen and whether or not Council had enough information with regard to revenue figures. Councilor Herman said he would like to know if the hours of a restaurant would differ substantially from the hours of operation for the golf course, and if so, how? What kind of menu would they have, especially in light of different hours from the golf course? Questioned whether square footage was a valid way of projecting revenue, and felt it might be better to ask for experience for RFPs. How far does the City want to go because it is a necessary part of operation. He said he was looking for a realistic figure for revenues.

Councilor Baxter did not feel that a restaurant would have to generate large revenues. He felt there needed to be something, but nothing elaborate, and referred to other courses that have basically a hamburger stand with a few places to sit down.



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Councilor Pedersen asked for the same information as requested by Councilor Herman but from Alamore. She also felt that it was important to be able to see the golf course from the restaurant. Director Ballew agreed that it was important; however, was not sure how to do that with the design of the building as it is.

Councilor Pedersen asked Councilor Bartholomew what kind of revenue Kayak Point Restaurant provides to the County. Councilor Bartholomew said she did not have the exact figure but that it was in excess of \$200,000 a year. She also noted that it was a different concept being a full service restaurant.

Councilor Leighan brought up original plans and cost of remodeling the golf course noting that they did not include a full service restaurant because it was felt costs would be prohibitive. Also, he felt that figures presented were very rough, and expressed concern that they were low. Councilor Baxter said that all he was asking for was a hamburger stand.

Councilor Herman felt that there was a need for a stop gap measure until more information could be received to make a decision. Several councilmembers did not feel they had enough information to make a decision this evening.

Councilor Bartholomew referred to Harbor Point Golf Course to be looked at as a comparison noting that they are very successful with a plain trailer operation.

Director Ballew also referred to Glen Eagle which was unsuccessful with a full service restaurant operation. Director Ballew said he would get additional menu and operation information including from Alamore. He did say that other courses are not very friendly when you ask them what kind of money they are making. They may tell you if you are in the ballpark, but will not give you specific revenues, overhead, margin, etc. He noted that the \$400,000 figure based on the square footage is less than the actual projection. Councilor Herman reiterated that he needed more information.

City Administrator Zabell asked if Council would consider authorization of Option 3 and release of funds for design to move ahead while collecting the information requested from Council? There was some discussion of Option 3 being the only option which could be ready for opening day.

Councilor Myers said he could support Option 3 tonight for one year to see what kind of revenue could be generated, and determine if the City would want to invest in Option 1 or 2; and he felt the decking would be needed irregardless. He said he could not support a full service restaurant at this time. A discussion of figures available and whether or not there was enough information to proceed with a design followed.

Councilor Herman moved to direct staff to proceed with something along the lines of Option 3 for the interim service that will need to be provided, and further that the plan be done in such a way that it keeps it out of the potential development area so that there is no possible interference with continuing plans for a long term solution. Councilor Bartholomew seconded the motion. Councilor

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Herman also said, in terms of this motion, staff should plan on providing additional information to Council to allow them to make a long-term decision. Councilor Leighan asked we are building a catering deli stand or requesting an RFP for somebody who already has a catering truck to move in and act as a temporary subcontractor. Director Ballew stated that, instead of spending course dollars, he would like to see what the market would generate by requesting an RFP initially requiring that they provide all supplies and structures to accommodate an outdoor environment. Councilor Herman said staff advice was to proceed with an RFP on Option 3, and, if that does not produce any results, staff should bring back this issue to Council quickly so that they can exercise another option. He said he would amend his motion to that affect. He made it clear that it was not an option to design a deck because he wanted them to stay out of any area that might be developed later. Councilor Bartholomew asked if Councilor Herman saw this as a trailer option until Council decides on a long term solution? Councilor Herman said he did not see how you would get anything else on an RFP. Councilor Pedersen asked for clarification if his intent was to have an interim plan to last no longer than one year? Councilor Herman thought it would be an interim plan that would last a minimum of one year, and maybe a maximum.

Discussion followed regarding temporary cart-type service, decking options, covering golf carts, and the old utility vault area.

Councilor Herman stated that, for clarification, the modified motion was to authorize an RFP for temporary service, and to specifically stay out of the area just discussed. He said the motion did not include decking in any area, and would like to keep that as a separate issue. Councilor Pedersen stated that she understood we advertised open the course August 1, but did not recall any mention of food service being available at that time. While she said she would support anything they could agree upon, she suggested taking a survey August through October giving options to see what people want. Director Ballew said he could do that. Councilor Baxter said that he has asked a number of people if they wanted food, and they really do. Councilor Myers called for the question. Mayor Weiser noted that Councilor Herman had amended his motion and asked Councilor Bartholomew if she seconded the amendment to the motion. She said she did. Mayor Weiser summarized the motion: To request an RFP to provide a food service facility removed from the westside of the building and nothing else with a one-year timeframe. Motion carried 5-1 with Councilmember Leighan against.

Councilor Myers moved to provide the decking as described by Director Ballew, only to the edge of the building (800 sq. ft.) rationalizing that it won't require removal. Councilor Bartholomew seconded the motion. Councilor Leighan expressed concern that there would need to be some foundation work. Councilor Herman spoke against because he wants to see more options than presented tonight, and would like to see another layout including seating that would allow a view of the course. Councilor Pedersen inquired about use of tents which Director Ballew explained. Manager Shaw stated that the current proposal of a full deck would suit the basic need, and explained why he is against tents. Motion failed 2-4 with Councilors Baxter, Pedersen, Leighan, and Herman against.

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Councilor Baxter moved to build all of the decking on the side where it would not interfere with future building but still provide some cover. Director Ballew explained how this would be 400 sq. ft. joisted across with plywood and carpeted. A discussion of this proposal and use of the retaining wall followed. Councilor Herman stated that he might be willing to support this proposal in the future with more data but not tonight. He suggested possibly having a workshop on-site. Director Ballew asked for direction, and Councilor Herman responded that he would like to see several options: (1) What is proposed tonight; (2) possibly moving the kitchen in the middle to allow more view but using the same envelope; and (3) possibly a new footprint. Conceptual drawings would be fine. A vote was taken and the motion failed 3-3 with Councilor Leighan, Herman, and Pedersen against.

Mayor Weiser asked if Director Ballew could come back to Council on June 2 with the RFPs. Director Ballew replied that on June 2 he could have the operation and revenue formulas, menus, and kitchen space cost based on 400 sq. ft., research on Alamore, and he felt that he could have the Option 3 RFP on temporary service he could have before that. Councilor Herman asked also for revenue examples from comparable facilities. Councilor Pedersen said she would like to have the information as soon as it is available so they have time to review it.

COMMUNITY CENTER PROJECT:

Parks and Recreation Director Ballew updated Council on the Community Center Project stating that the contracts have been signed; work is to commence on May 27; and completion is expected 60 days from then. He said their goal is to have the building fully functional September 1. It may be possible to have it available for some community projects as early as August 1. He came before Council tonight looking for direction: (1) Clearly identify what Council would like to see housed in the building; (2) discuss the importance of having a Senior Center Advisory Committee member on the Park Board; and (3) discuss the role of volunteers - what is to be expected? What would the screening process be?

Recreation Supervisor Mizell discussed extended hours at the Everett Senior Center and hours of other centers.

Director Ballew noted that they have a commitment from the firefighters to help with tables and chairs; and a commitment from the PM Rotary for kitchen equipment.

Councilor Pedersen inquired about revenue projections to which Director Ballew replied that they were based on the barn and pavilion rentals (week-ends only). The projected annual income would be \$9500 annually. Supervisor Mizell gave a few other examples stating that \$9-10,000 annually would be a conservative figure for week-end rentals only. If the building was closed by 6:00 p.m., it could also be rented week-nights for meetings. She said there is a high demand for this.

Councilor Baxter expressed concern that this would exclude seniors on week-nights and week-ends. Councilor Herman said he has heard from seniors at the

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Stillaguamish Center that they would like to have the doors open on week-ends. They were not particularly interested in specific programming or interested in week-nights. He suggested earmarking a room on the north end to be reserved for seniors on week-ends and allowing other areas to be open for rentals. Supervisor Mizell suggested starting out small - maybe one or two week-ends a month for seniors. She noted that it is easier to expand than to take something away.

Director Ballew said one issue is liability when using volunteers. He discussed supervised access to the building.

Councilor Bartholomew complimented staff on their presentation. She said that she has had the opportunity to work with senior centers on week-ends and one need is food service. She also felt very strongly that staff should operate the center so that control remains with the City.

Councilor Pedersen said she would like more information on revenues, and questioned whether rental fees would cover the cost of staff on-site.

City Administrator Zabell reviewed the conclusion at the recent Council retreat was to have an area reserved or dedicated for seniors.

Councilor Bartholomew stated that an area isolated for privacy that could provide for medical services, i.e., foot care, elderscreen, blood pressure checks, etc. was important. Director Ballew explained areas were available in the old jail area that could accommodate those types of services.

Mayor Weiser recapped conclusions from the retreat that it was anticipated to have hours for seniors from 8 a.m. - 4 p.m. or whatever daytime hours are decided upon during the week for seniors only, and then have rentals on evenings and week-ends. Director Ballew agreed that was his understanding also, and added that Council might want to consider some of those daytime hours during the winter could also be used as rental. Councilor Myers voiced concern that the plan may need to be reviewed after six months to see how many people are using the building.

Mayor Weiser was concerned that there be an area dedicated to seniors that will never be used by other groups - a lockable area.

Councilor Herman expressed the opinion that the Stillaguamish Senior Center would like to work with Marysville and thought that their meal programs would be an important program to link up to in terms of carpooling, etc.

Supervisor Mizell spoke of the importance to coordinate events with the Stillaguamish Senior Center. Their goal is to enhance opportunities for seniors not compete with other programs.

Councilor Myers expressed the need to look at fee structures for renting to ensure a small profit. Director Ballew said he could attach staff costs to the current fee schedule. Councilor Pedersen said she would like to see this with and without cost of living.

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Councilor Bartholomew added that food service should be looked at very carefully with the need to consider problems and concerns for those who cannot afford to pay.

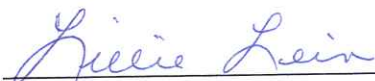
Councilor Baxter asked what the protocol would be to donate a Hammond organ and a microwave. Director Ballew said he would be interested in looking into that.

Councilor Bartholomew moved and Councilor Myers second the motion to have senior activities Monday-Friday, 8:00 a.m. - 4:00 p.m., at least for now; not to ignore requests for week-end activities; and maybe not doing outside rentals right away but see how it goes and work toward renting for the holidays. Motion carried unanimously.

Mayor Weiser brought up the subject of meetings on the third Monday of the month, and the need to discuss the subject of 800 MHZ. He noted that some councilmembers expressed the fact that they liked the informality of the setting at the retreat. Mayor Weiser asked if it would be more beneficial to set up this kind of setting in the large conference room at City Hall rather than meeting in the Council Chambers? Councilor Bartholomew said she thought it would be okay as long as there were no action items on the agenda. General consensus of Council was to agree.

Director Ballew noted that the Community Center Building has been dedicated to the name of Ken Baxter, but asked if the Council could designate a specific name to be used for all advertising etc. Councilor Baxter noted that there are several families in Marysville with the Baxter name that are not related to him, and asked that the name "Ken Baxter" be included. After a brief discussion, Councilor Herman moved to officially name the building "Ken Baxter Senior Community Center". Councilor Pedersen seconded the motion. Motion carried unanimously.

Mayor Weiser adjourned the May 19, 1997 Special City Council Meeting at 9:50 p.m.



Lillie Lein, Recording Secretary

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