



**Regular Meeting**  
February 2, 2015

**Call to Order / Pledge of Allegiance**

Mayor Nehring called the meeting to order at 7:00 p.m. and led those present in the Pledge of Allegiance.

**Roll Call**

Chief Administrative Officer Hirashima gave the roll call. The following staff and councilmembers were in attendance.

**Mayor:** Jon Nehring

**Council:** Steve Muller, Kamille Norton, Jeff Seibert, Rob Toyer, Jeff Vaughan, and Donna Wright

**Absent:** Michael Stevens

**Also Present:** Chief Administrative Officer Gloria Hirashima, Finance Director Sandy Langdon, Police Chief Rick Smith, City Attorney John Walker, Public Works Director Kevin Nielsen, Parks and Recreation Director Jim Ballew, and Recording Secretary Laurie Hugdahl.

Mayor Nehring noted that Councilmember Stevens had requested an excused absence.

**Motion** made by Councilmember Toyer, seconded by Councilmember Wright, to excuse Councilmember Stevens from the meeting tonight. **Motion** passed unanimously (6-0).

**Approval of Agenda**

Mayor Nehring asked Council to consider taking action on the golf course agenda item tonight.

**Motion** made by Councilmember Wright, seconded by Councilmember Norton, to approve the agenda and waive the normal council rules to allow potential action on item 9. **Motion** passed unanimously (6-0).

## Committee Reports

Councilmember Wright stated that Public Safety committee met. Crime is down almost 9% citywide, and in the SODO area it is down nearly 20%. The regional crime team is getting going with a great start. The NITE team has served 108 search warrants for recovering property, cars, and guns and \$250,000. There have been good reports on animal control too. MVPs are busy and doing a great job. They attended and have been part of 15 out of 25 of community events. Councilmember Seibert added that even though we've had a lot more calls, the crime rate is going down.

## Approval of Minutes

1. Approval of the January 5, 2015 City Council Work Session Minutes.
2. Approval of the January 12, 2015 City Council Meeting Minutes.

## Consent

3. Approval of the January 21, 2015 Claims in the Amount of \$1,206,110.87; Paid by Check Numbers 97469 through 97587 with Check Number's 96241, 97159, and 97459 Voided.
4. Approval of the January 28, 2015 Claims in the Amount of \$346,526.53; Paid by Check Numbers 97588 through 97638 with No Checks Voided.

## Review Bids

## Public Hearings

5. Consider an **Ordinance** of the City of Marysville Vacating a Portion of 25<sup>th</sup> Avenue NE and an Existing Stormwater Detention Pond Located North of 172th Street NE (SR 531) in the City of Marysville, Washington (*Public Hearing will be held February 9, 2015*).

There will be a public hearing next week on this item. CAO Hirashima stated that the proposal is to vacate a portion of 25<sup>th</sup> Avenue NE and a detention pond and replace with a new roadway and a mini roundabout. These would be part of the improvements for Lakewood Station. The recommendation is to not charge them for the vacation.

## New Business

6. Consider the Petition to Construct or Reconstruct a Highway-Rail Grade Crossing.

Director Nielsen stated this is to add two additional lanes from 116<sup>th</sup> to 136<sup>th</sup>. This is a requirement of the RCW to petition the state Utility and Transportation Commission to

make sure it is the most cost effective way to expand the spur line and not go over or under.

7. Consider the Amendment to the Construction and Maintenance Agreement with BNSF Railway Company in the Amount of \$372,024.00 with a Management Reserve of \$50,000 - for a Total Authorization of \$422,024.00.

Director Nielsen stated that this is the estimate from Burlington Northern for the cost of improvements.

8. Consider the Local Agency Federal Aid Project Prospectus and Local Agency Funding Agreement with WSDOT thereby Securing Funding for the 67th Avenue NE Overlay (88th Street NE to 108th Street NE) Project.

Director Nielsen stated that this is for overlaying 67<sup>th</sup> using federal funds. This authorizes the City to use the federal grant money.

Councilmember Wright asked about the location of sidewalks. Director Nielsen said it would be wherever there are ADA ramps.

Councilmember Seibert noted that just south of 108<sup>th</sup> the Council put in a road that has settled and dropped. He asked for assurance that this wouldn't happen on this project. Director Nielsen noted that the City has an extensive program in-house to do preparation before the overlay which is the most cost effective method.

9. **Consider** Providing Direction to Staff Regarding RFP/RFI Submitted for the Cedarcrest Golf Course.

Matt Amundsen Director of Operations, and Beth Hagen, CFO, of Premier Golf Centers gave a PowerPoint presentation to the Council regarding Premier Golf. Mr. Amundsen gave an overview of Premier Golf Centers, their successful track record in the Northwest (their strategy, payroll savings, marketing strategies), comparisons of nearby Premier courses and operating model options

Parks and Recreation Director Ballew stated that golf is in decline nationally. The City's decline is about 8% annually. He reviewed how management companies are taking over municipal courses throughout the state. He discussed the Golf Committee's consideration of this issue and reviewed other courses noting the Committee is recommending approval of an agreement with Premier.

Councilmember Norton spoke highly of the classes offered by Premier. She thinks this is important in building and maintaining customers.

Beth Hagen commented on golf survey results she is compiling. She noted that when comparing the demographics from Walter Hall to Legion Memorial she noticed the difference in male and female demographics. She explained that Premier markets differently at different courses to different demographics.

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Councilmember Wright asked about promotion of non-golfing activities. Mr. Amundsen stated that anything that increases non-golfer participation at any of the facilities is viewed very positively by Premier. He reviewed examples of these types of activities at other courses such as cross country meets, jazz and barbecue series, etc.

Councilmember Wright asked about how the food portion would be handled. Director Ballew commented that Marysville just signed a 5-year contract with Bleachers so that will continue. Premier runs the food and beverage at all of its other courses, but would work cooperatively with Bleachers for the duration of the contract.

Councilmember Toyer asked about recommendations for Cedarcrest. Mr. Amundsen noted that golf cart operations are an important piece and one of the most profitable parts of the property. There would be a focus on improving the quality of the fleet and encouraging riding golf carts. He noted that there is also unused inventory at Cedarcrest, and Premier would plan to take advantage of that. The inherent advantage of the reservation center and the fact that Legion Memorial is a seven-minute drive from Cedarcrest will net instant results.

Councilmember Muller suggested that at Premier's courses the pros and staff don't have to manage phones so they are out managing start times effectively. Mr. Amundsen agreed. He spoke to the huge benefits of having the centralized reservation center.

Councilmember Toyer asked how Premier can cut labor costs but still have 99% retention of employees. Director Ballew stated that there are two areas of course operations. One is the pro shop/retail and the other is maintenance. Part of that is within a collective bargaining agreement and will need to be discussed later. This proposal refers mainly to the retail. Mr. Amundsen noted that they hire employees at the same rate, but the ancillary costs are lower. Councilmember Toyer asked about the length of the proposed agreement. Director Ballew stated that would be negotiated. Mr. Amundsen pointed out that all of their agreements have a termination clause. Ms. Hagen noted they prefer to do a 3-5 year contract.

Councilmember Vaughan asked if the agreements are tied to the metrics that had been highlighted in the presentation. Mr. Amundsen replied that some are tied to metrics as determined in negotiations and would be outlined in the contract. Councilmember Vaughan asked about the City's website. Mr. Amundsen said Premier would replace the existing website. Councilmember Vaughan asked if the existing domain would be directed to the new one. Mr. Amundsen said it would be. They would also work to optimize internet search results. Councilmember Vaughan asked about unique characteristics of Cedarcrest. Mr. Amundsen replied that the course is short, which can be a benefit to a certain demographic; the proximity to I-5 is good; but the fact that the restaurant is separate from the golf course would be a challenge. Councilmember Vaughan asked who the competition would be once Premier acquires more and more courses. Mr. Amundsen explained that Premier would only make money if the golf course makes money. He spoke about the detriments of using third party retailers.

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Councilmember Seibert asked what percentage of a city on average is golfers. Mr. Amundsen replied that it is 5%. This is down from about 8%. Councilmember Seibert asked if there would be a driving range. Mr. Amundsen did not think there would be room.

**Motion** made by Councilmember Muller, seconded by Councilmember Norton, to authorize staff to move forward with the negotiation process with Premier.

CAO Hirashima emphasized that Council would have the opportunity to review the final agreement.

**Motion** passed unanimously.

## **Legal**

### **Mayor's Business**

Mayor Nehring stated he would not be able to attend the ribbon cutting due to a Community Transit Board Meeting.

### **Staff Business**

John Walker stated the need for an Executive Session for 5 minutes with action expected regarding acquisition of real estate. After adjournment there would be a closed session to consider collective bargaining strategies with no action expected.

Sandy Langdon had no comments.

Jim Ballew:

- Marysville Night at the Silvertips will be on February 28.
- The Father Daughter Dance over the weekend was a great success. There is another one planned next weekend with a waiting list.
- Staff has submitted a grant to the county for reimbursement for the cost of the property they are working on down south. Marysville is one of three recommended for funding, but the County Council still needs to approve it.

Kevin Nielsen stated there would be a Public Works Committee field trip to Brightwater this Friday.

Gloria Hirashima:

- The Regional Fire Authority Committee has been meeting. The first meeting with the joint Fire Board and City Committee will be this Thursday. Things are progressing.
- She commended the Mayor for the State of the City addresses. He did a great job.

- She reported that the new risk manager/emergency management planner Diana Rose is doing a great job. She has started meeting with neighborhoods to help them plan for emergencies and disaster planning. This is advantageous to the City to get preparedness at a neighborhood level.

## Call on Councilmembers

Steve Muller asked about the petition from the people on Beach Street by Ed Mohs. CAO Hirashima stated that a Notice of Application for that proposal went out. Cheryl Dungan has contacted Ed Mohs to set up a neighborhood meeting.

Kamille Norton had no comments.

Donna Wright:

- She asked what the topic of Marysville University on Wednesday was. Mayor Nehring stated it had been cancelled due to low enrollment, but pointed out that there are a lot of other opportunities for the City to connect with residents.
- She commended the Mayor for the State of the City.
- She has been appointed to serve on the AWC Nominating Committee. She will be going to Olympia a day early to serve in that capacity.

Jeff Seibert:

- He discussed an issue in the petition document on page 6 of 8, the first paragraph, near the bottom which refers to 172nd as 176th.
- He noted that there is a speed limit sign on 75th just east of 47th leaning against a fence. Director Nielsen said he'd look into it.
- He asked about the time for the RFA meeting. Sandy Langdon replied it is at 5:00.

Rob Toyer commended the Mayor for the State of the City.

Jeff Vaughan:

- He noted that his church congregation has a number of people who are very active with neighborhood preparedness. They also have a HAM radio operator network in the area. He offered to connect the City with the appropriate people there.
- It looks like there is a rogue beaver on 528.

Council recessed at 8:35 for five minutes then reconvened at 8:40 into Executive Session for five minutes to discuss one item regarding acquisition of real estate with action expected afterwards and followed by a closed meeting to discuss a collective bargaining matter.

## Executive Session

### A. Litigation

B. Personnel

C. Real Estate – one item, RCW 42.30.110(1)(b)

Executive session ended and public meeting reconvened at 8:43 p.m.

**Motion** made by Councilmember Muller, seconded by Councilmember Seibert, to authorize the Mayor to sign agreement to purchase an easement for \$74,148.00.

**Adjournment**

Seeing no further business Mayor Nehring adjourned the meeting at 8:43 p.m.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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Mayor  
Jon Nehring

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April O'Brien  
Deputy City Clerk