

CITY COUNCIL REGULAR SESSION

APRIL 11, 2016
203 Broadway Ave N

PRESENT:

Tom McCauley	Mayor	Karen Drown	Clerk
Michael Higbee	Council President	Regie Finney	Public Works Director
Kyle Hauser	Council Member	Andrew Stevens	Interim Fire Chief
Sue Gabardi	Council Member	Scott Bybee	City Engineer
Bill Nungester	City Attorney	Concerned Citizens	
Elizabeth Barker	Treasurer		

REGULAR SESSION called to order at 7:00 PM.

CONFIRMATION OF QUORUM:

Karen Drown confirmed a quorum.

OLD BUSINESS:

- ... Minutes of April 11, 2016: Kyle Hauser moved to approve the minutes; Sue Gabardi seconded the motion. There was no discussion and the motion passed.
- ... Monthly Claims for Payment: Michael Higbee moved to approve the monthly claims for payment; Kyle Hauser seconded the motion. There was no discussion and the motion passed.
- ... Monthly Reports: Sue Gabardi moved to approve the monthly department head reports; Kyle Hauser seconded the motion. There was no discussion and the motion passed.
- ... Clerk/Treasurer Report: Kyle Hauser moved to approve the clerk/treasurer report; Michael Higbee seconded the motion. There was no discussion and the motion passed.
- ... Monthly Report: Scott informed council there was nothing final on the ICDBG grant application but it was still looking good. He added that Carleen with Region IV had traveled to Washington D.C. and has found new programs with potential grants.

Scott stated that the GIS training had started and the system was up and running. The system would start with the signs inventory and work from there. Once data is in, it will be brought to council to show the capabilities. There was discussion on the use of the GIS system to help the Fire Department with addressing new properties.

The building permits and Planning and Zoning have been busy with several new homes and conditional use applications.

Scott updated Council there had been several groups in town to do a walk through at the Seneca facility.

Kyle moved to add Discussion of Seneca Dorm Building to the agenda based on information that was received late Thursday; he requested a roll call vote. Michael seconded the motion. There was no discussion. Michael voted yes, Kyle voted yes, and Sue voted yes. Motion passed.

NEW BUSINESS:

Discussion of Seneca Dorm Building: Mayor McCauley explained that a group of Magic Valley investors had toured the Dorm building and is interested in it for a goat cheese creamery. He stated they would like to look at a lease-purchase option on the building. There was a discussion with Bill Nungester about declaring the property as not needed by the city and go through the process and put it up for bid. Mayor McCauley asked if Council was interested at looking at selling the building. There was further discussion about the use of the building, the type of business and the jobs it could create. The discussion continued with the needs for infrastructure in the area to accommodate a facility there. Regie stated the need for larger water and sewer lines out Cemetery Road has been discussed but wasn't a priority. Scott added an Economic Development Grant could be an option and the Urban Renewal Agency has fund available to work with for services and roads. There was further discussion about the lease-purchase option and the conditions that could be outlined in the lease agreement for safeguards for the property. The major downside is the city wouldn't have the cash up front.

Consensus of the Council was to go forward with a market analysis of the building.

Consideration of Southern Idaho Rural Development Funding for the 2016-2017 Fiscal Year: Mayor McCauley explained there was a request for a letter with the intent of Council, pending budget approval, to give notice of funding for the 2016-2017 Fiscal Year to Southern Idaho Rural Development. There was discussion on the work that Julia Oxarango-Ingram had done in the community and the representing the region with the Department of Commerce. Michael moved to send letter of intent to Southern Idaho Rural Development for funding. Kyle seconded the motion. There was no further discussion and the motion passed.

Consideration of Beer & Wine License for Magic Valley Brewing: Kyle moved to approve the Beer and Wine License for Magic Valley Brewing. Sue seconded the motion. Michael stated he got the most feedback after the notice was sent by letter to surrounding residents. He stated the library is across the street and three churches that are very close. Kyle commented he hadn't heard any negativity. Sue said she also had not had any negative comments. There was no further discussion and the motion passed.

Consideration of Ordinance Vacating Alley Property on Paysee Street: All members of the City Council having been furnished a copy of the proposed Ordinance No. 982 and being fully apprised of the content and purpose of said Ordinance, Michael moved that the provisions of Idaho Code Section 50-902 which require that said Ordinance be read on three (3) different days, two (2) readings by Title only and one (1) reading which shall be in full, be dispensed with and that said Ordinance be passed upon one (1) reading by Title only. Michael requested a roll call vote on the motion. Kyle seconded the motion. There was no discussion. Michael voted yes, Kyle voted yes and Sue voted yes. Motion passed.

Michael moved to adopt Ordinance No. 982, the Vacating of Alley off Paysee Street Ordinance. He requested a roll call vote. Kyle seconded the motion. There was no discussion. Michael voted yes, Kyle voted yes and Sue voted yes. Motion passed and Ordinance No. 982 was adopted.

Discuss Budget Schedule and Set Budget Public Hearing Date: Elizabeth began the discussion with presenting the proposed budget schedule with the hearing date set for August 22nd. There was a discussion about dates that council members have conflicts with the schedule. Elizabeth stated she would also send the schedule to the Buhl Rural Fire District Commissioners and invite them to the meetings. She will notify the Twin Falls County Clerk of the hearing date.

Review of General Fund reserve policy and Utilities Working Capital policy: Elizabeth presented to Council a graph showing the general fund balance and the trend since 2000. She explained the policy stated the reserve level at 17% or about two months of expenses and it would be reviewed every year at budget time. This amount is shown as an assigned amount on the balance sheet. Elizabeth added the fund balance has gone up. She commented government is not in the business of hoarding the taxpayer's money but using funds to provide services. Consensus of council was everyone worked hard to save up so it is a good idea to do capital projects for the citizens. Elizabeth recommends dropping the assigned amount to \$300,000.

Michael moved to adjust the assigned amount to \$312,541.00. Kyle seconded the motion. The amount is \$50,000.00 less than the current assigned amount. There was no further discussion and the motion passed.

COUNCIL CONCERNS – Kyle questioned if any Council member had agenda items for the Joint Management Agreement meeting scheduled for April 18th. No Council members had anything for the agenda. Andrew Stevens stated he was working on a plan to give at the joint meeting. There was a discussion about meetings being agenda based and not just discussion based. Andrew stated he has a specific plan for apparatus replacement. It was commented that specifics are good.

CITIZENS CONCERNS – None

MEETING ADJOURNED – Kyle Hauser moved that the meeting be adjourned; Michael Higbee seconded the motion and all were in favor. The meeting was adjourned at 8:20 PM.

Minutes prepared by Karen Drown, City Clerk