

CITY COUNCIL WORKING SESSION

JULY 27, 2015  
203 Broadway Ave N

PRESENT:

Kyle Hauser	Council President	Elizabeth Barker	Clerk/Treasurer
Pam McClain	Council Member	Karen Drown	Asst. Clerk/Treasurer
Michael Higbee	Council Member	Regie Finney	Public Works Director
Sue Gabardi	Council Member	Concerned Citizens	
Bill Nungester	City Attorney		

WORKING SESSION called to order at 6:00 PM.

Elizabeth Barker confirmed a Quorum.

OLD BUSINESS:

- ... Minutes of July 13, 2015 & July 20, 2015: Pam McClain moved to approve the minutes; Sue Gabardi seconded the motion. There was no discussion; the motion passed.
- ... Bi-Monthly Claims for Payment: Michael Higbee moved to approve the monthly claims for payment; Pam McClain seconded the motion. There was no discussion and the motion passed.
- ... Clerk/Treasurer Report: Pam McClain moved to approve the clerk/treasurer report; Sue Gabardi seconded the motion. There was no discussion and the motion passed.

Pam moved to amend the agenda and move the item Budget Review and Approval for Publication after the new business item of Discussion of Sewer Service at 4225 N 1400 E. She stated her reason was so Mr. Lent, who was present, wouldn't have to sit through budget discussions. Michael seconded the motion. There was no discussion and the motion passed.

NEW BUSINESS:

Discussion of Sewer Service at 4225 N 1400 E: Mr. Tim Lent who has been a citizen of Buhl all his life addressed council. He gave a short description of the history of the sewer system across his property. He stated he had looked for any written information but it was a handshake agreement back in the 1950's that as long as his family owned the property they wouldn't have to pay for sewer service. He informed council that he installed a pump July 20, 2013 and he started receiving bills in August of 2014. He stated he was disgusted that there were no morals

left in the City of Buhl. He went on to explain the history of the siphon being installed on his property and also the removal of the siphon recently. He explained he had called Regie about concerns of water coming from the pipe and notified DEQ and EPA about the problem. He also stated that Donald Huff and Todd Harvey were told if they paid to have a main line put in they wouldn't ever have to pay for sewer service and now they are being billed. He added that there are piles down his property from the removal of the pipe. Kyle stated that council would look at the issue. Mr. Lent left the meeting.

Council asked Regie to answer some questions. Regie began by explaining the water coming from the pipe was irrigation water that was entering the siphon pipe on Mr. Harvey's side and coming out on Mr. Lent's side; the siphon had been flushed when it was disconnected so there was no concern of contamination from sewer water. He stated he couldn't get onto the property to finish removing the siphon because the ground was too wet and that he spoke with DEQ and EPA about that. They were ok after he explained the situation. There was a discussion about the cost for installation of a service and inspection fee that had not been charged to these residents in the area. Pam explained that when Mr. Lent came to her office he was upset that the handshake agreement wasn't kept. Regie added that he had spoken with Mr. Lent and that once all the siphon and told him that once city equipment was removed from his property, the billing for service would begin and Mr. Lent agreed. Mr. Lent had also told Robert and Jason after everything was removed that it looked good and thanked them. It was noted that Mr. Lent had paid the bill in full the morning of this meeting. Council took no further action at this time.

#### OLD BUSINESS:

- ... Budget Review & Approval for Publication: There was a discussion about the change in the contingency amount in the library because of some recent problems with the HVAC system. Elizabeth also explained that in the previous meeting council had agreed upon ten percent of the net market value to allocate to the library, but with the recent reduction of the net market value that amount would be less. She asked if council wanted to stay with ten percent of net market value or keep the allocation at \$147,650 that was previously discussed. Kyle stated he thought it was a good investment to keep amount where they had discussed; Pam agreed with Kyle. They also commented that most of the nicest equipment is for the patrons not for the employees that work there.

Pam moved to set aside \$30,000 for the 2015-2016 fiscal year for building upgrades in the administration budget. Michael seconded the motion. There was no discussion and the motion passed.

Pam moved to set aside \$10,000 for the 2015-2016 fiscal year for fire department air packs in the administration budget. Sue seconded the motion. There was no discussion and the motion passed.

Pam moved to set aside \$10,000 for 2015-2016 fiscal year for the back-hoe in the streets department budget. Michael seconded the motion. There was no discussion and the motion passed.

Kyle moved to change Elizabeth Barker's salary increase from 3% to 5%, which is in line with the other department heads. Pam seconded the motion. There was no discussion and the motion passed.

Sue noted that the police department worksheet still had Eric at 6% and according to the motion passed at the last meeting, it should be 5%.

Kyle asked if there was anything else. Both Pam and Kyle agreed they didn't have a problem with the budget. Michael commented that council had done a poor job by not creating a policy to set salary increases. Kyle moved to publish a proposed budget based on the numbers provided. Pam seconded the motion. There was no further discussion and the motion passed with Kyle, Pam and Sue voting aye and Michael voting nay.

#### NEW BUSINESS:

Consideration of Sewer Bond Refinancing Ordinance: Elizabeth explained that the ordinance was part of the process to refinance the 2008 Sewer Bond. The bond sale would be August 12<sup>th</sup>. Interest rates had been going up but slightly. Michael asked if anything had changed in the documents for the original financing. Elizabeth stated she had read through them and the only thing was the figures. There was also discussion about the possibilities in the future to refinance again. Elizabeth explained that interest rates would be the factor and them getting lower than what they currently were at would be rare.

Pam stated since all members of the council having been furnished a copy of the proposed Ordinance No. 978 and being fully apprised of the content and purpose of said Ordinance, she moved that the provisions of Idaho Code Section 50-902 which require that said Ordinance be read on three different days, two readings by Title only and one reading which shall be in full, be dispensed with and that said Ordinance be passed upon one reading by Title only. She requested a roll call vote. Kyle seconded the motion. There

was no discussion. Michael voted aye, Kyle voted aye, Pam voted aye and Sue voted aye. The motion passed.

Kyle read the title of Ordinance No. 978.

Pam moved to adopt Ordinance No. 978 authorizing and providing for the issuance of a sewer revenue refunding bond, series 2015, in a principal amount not to exceed \$12,280,000, for the purpose of refunding the city's outstanding sewer revenue bond, series 2008. Michael seconded the motion and there was no discussion. Michael voted aye, Kyle voted aye, Pam voted aye and Sue voted aye. The motion passed.

Consideration of Water Bond Refinancing Ordinance: Elizabeth explained that the ordinance was part of the process to refinance the 2008 Water Bond. Sue stated since all members of the council having been furnished a copy of the proposed Ordinance No. 979 and being fully apprised of the content and purpose of said Ordinance, she moved that the provisions of Idaho Code Section 50-902 which require that said Ordinance be read on three different days, two readings by Title only and one reading which shall be in full, be dispensed with and that said Ordinance be passed upon one reading by Title only. She requested a roll call vote. Michael seconded the motion. There was no discussion. Michael voted aye, Kyle voted aye, Pam voted aye and Sue voted aye. The motion passed.

Kyle read the title of Ordinance No. 979.

Pam moved to adopt Ordinance No. 979 authorizing and providing for the issuance of a water revenue refunding bond, series 2015, in a principal amount not to exceed \$6,545,000, for the purpose of refunding the city's outstanding water revenue bond, series 2008. Sue seconded the motion and there was no discussion. Michael voted aye, Kyle voted aye, Pam voted aye and Sue voted aye. The motion passed

Fair Housing Compliance: All council members stated that they had read the fair housing act.

Discussion of Senator Crapo Town Hall Meeting: Karen explained to council that Senator Crapo's office had called to schedule council chambers on August 11<sup>th</sup> for Senator Crapo to hold a town hall meeting. Consensus of council was it was ok for Senator Crapo to hold his meeting in council chambers

COUNCIL CONCERNS – None

MEETING ADJOURNED – Pam McClain moved that the meeting be adjourned, Sue Gabardi seconded the motion and all were in favor. The meeting was adjourned at 7:06 PM.

Minutes prepared by Karen Drown, Assistant City Clerk-Treasurer