

CITY COUNCIL WORKING SESSION

FEBRUARY 23, 2015

203 Broadway Ave N

PRESENT:

Tom McCauley	Mayor	Bill Nungester	City Attorney
Kyle Hauser	Council President	Elizabeth Barker	Clerk/Treasurer
Michael Higbee	Council Member	Karen Drown	Asst. Clerk/Treasurer
Sue Gabardi	Council Member	Concerned Citizens	

WORKING SESSION called to order at 6:15 PM.

Elizabeth Barker confirmed a Quorum.

OLD BUSINESS:

- ... Minutes of February 9, 2015: Kyle Hauser moved to approve the minutes of February 9, 2015; Michael Higbee 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; Sue Gabardi seconded the motion. There was no discussion and the motion passed.
- ... Clerk/Treasurer Report: Kyle Hauser moved to approve the clerk/treasurer report; Sue Gabardi seconded the motion. There was no discussion and the motion passed.
- ... Seneca Dorm Lease Discussion: Mayor McCauley started the discussion by answering the questions that council had from the last meeting. The property description that Randy Clark had provided showed the city owned the property all the way to the road. The valuation of the building was done prior to the currently expired lease and at that time it was \$290,000.00. Via an email from Bob Severa the rate of rent for Seneca employees was \$2.00 per day when the plant is operating, if the plant is not operating there is no charge. And in regards to Seneca purchasing the property back Bob Severa stated the 2015 budget has been set and not unless it is a good offer. There was a discussion about the concerns that council had with a long term lease and the current tax situation that is outstanding with Seneca. That situation was explained to Sue for the history and where the concerns are stemming from. There was further discussion about the improvements that Seneca would like to make to the building and the consensus of council was that is part of rent the building and making it fit their needs. Kyle moved to approve a lease of \$5000.00 per year for a term of 3 years. Michael seconded the motion. Michael stated he

is hesitant to sign any longer because of the tax situation. Mayor McCauley felt that was a reasonable compromise. There was a discussion about how this proposed lease is a fantastic deal for the size of building. But the city wants to be a working partner with Seneca. There was no further discussion and the motion passed.

... Beer, Wind & Liquor License Review: The discussion started with Kyle stating he holds one of these licenses and the legal obligation to participate and vote on the matter. Karen informed council if the increase was more than 5% there would have to be a public hearing before passing the resolution. Currently the liquor by the drink is at the maximum that state will allow so it would just be the beer and wine license fees that need to be discussed. Kyle commented it should follow the 5% rule and cover the cost of issuing the license and they need to be increased. He also stated that 80% of alcohol he sells at the store is beer. There was a discussion concerning the state requirements of fingerprinting and background check. Karen stated the state also requires a site map showing where the alcohol is sold and served and after discussion with the state she asked council to consider having those maps part of the application process for the city to have on file. Elizabeth explained that if there was going to be a change in rate it would have to happen sooner rather than later to meet the requirements of the public hearing process. Michael moved to table until the next meeting. Kyle seconded the motion. There was no further discussion and the motion passed.

#### NEW BUSINESS:

Utility Comparison spreadsheet Review: Elizabeth did a review of the utility comparison spreadsheet and went over the different parts and how they work together to answer the different questions that come up concerning revenues, expenses, collection and aging with the utility fund. There was discussion concerning bond payments and if enough was being collected to meet those required payments. The discussion continued about the fact that money is being set aside for capital improvements.

Michael moved to amend the agenda due to action that took place earlier in the evening during the joint meeting with Buhl Rural Fire Protection District. And to approve the year end distribution in the joint fire fund. He requested a roll call vote. Kyle seconded the motion. There was no discussion and Michael, Kyle and Sue all voted yes. The motion passed.

Year End Distribution of Joint Fire Fund Excess: Michael moved to approve the joint distribution amount in the joint fire fund. Kyle seconded the motion. There was explanation for Sue Gabardi about the agreement and the split of funds that are used to run the joint fire department. It was also explained why there is tension in the meetings

because of the funds that cannot be used without the other side contributing to the percentage split outlined in the joint management agreement. There was no further discussion and the motion passed.

COUNCIL CONCERNS – Michael had a concern about the joint fire meetings and stated that the meetings needed to be productive. He also asked as a city is there anything that they would like to discuss at those meetings to proceed with the agreement updates.

Michael was approached from someone that had looked at moving to Buhl about the statics for violent crime within Buhl. Michael would like to talk to the police chief concerning this matter and get additional information and see if there is any assistance needed from council to help. He stated he would also like to see the comparison information that the police department looks at and how it compares to the information online.

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 7:37 PM.

Minutes prepared by Karen Drown, Assistant City Clerk-Treasurer