

CITY COUNCIL REGULAR SESSION

February 9, 2015
203 Broadway Ave N

PRESENT:

Tom McCauley	Mayor	Karen Drown	Asst. Clerk/Treasurer
Kyle Hauser	Council President	Regie Finney	Public Works Director
Pam McClain	Council Member	Mark Korsen	Fire Chief
Michael Higbee	Council Member	Officer Kevin Hanners	Police Sergeant
Sue Gabardi	Council Member	Officer Benny Torres	Patrol Officer
Elizabeth Barker	Clerk/Treasurer	Autumn Robbins	Citizen
		Concerned Citizens	

Mayor and Council met at the Seneca dorm for a tour of the facility. Bob Severa gave a brief history of the building. It was built around 1970 and Pillsbury gave to the city when it was no longer needed. Bob explained there are areas of plumbing that needed repaired due to the time when the city had water turned on and no heat so the pipes froze and broke. He explained that Seneca has used it the last 10 years and needs it now for housing of employees. Bob explained that with the proposed 1 year lease corporate management doesn't want to invest the money needed in the building. It was discussed that the heating system needs about \$20,000 and the plumbing needs \$10,000 in repairs. The discussion led to the number of people that stay in the dorm and in the 2014 year they had about 115 males and 20 females. They move in in late May and work for approximately five months. A portion of the women's side had been converted into storage for trucks and equipment. Kyle asked what the city could do to help. Bob explained they would like a long term lease, 5 to 10 years, at \$2500 per year. Mayor McCauley figured the size of the building is approximately 120'x200'. There was a discussion about the fact there was no kitchen facilities for the residents to cook in. Bob stated that brings up more regulations. It was also noted the cantina at the plant is no longer open.

REGULAR SESSION called to order at 7:00 PM.

CONFIRMATION OF QUORUM:

Elizabeth Barker confirmed a quorum.

OLD BUSINESS:

- ... Minutes of January 26, 2015: Pam McClain moved to approve the minutes; Kyle Hauser seconded the motion. There was no discussion and the motion passed.

- ... Monthly Claims for Payment: Kyle Hauser moved to approve the monthly claims for payment; Pam McClain seconded the motion. There was no discussion and the motion passed.
- ... Monthly Reports: Pam McClain moved to approve the monthly department head reports; Kyle Hauser seconded the motion. There was no discussion and the motion passed.
- ... Clerk/Treasurer Report: Pam McClain moved to approve the clerk/treasurer report; Michael Higbee seconded the motion. There was no discussion and the motion passed.
- ... Monthly Report: Mayor McCauley explained that Scott had been excused from the meeting due to the fact he was writing a letter to IDEQ concerning the ICDBG project. IDEQ was questioning why bigger pipe was not being used in certain areas. Mayor McCauley explained that the areas were residential and wouldn't have large growth so the larger pipe was not necessary. IDEQ was concerned about possible growth in those areas.

NEW BUSINESS:

Presentation to Police Department of Senior Project Fundraiser from Autumn Robbins: Autumn Robbins presented a check to Sergeant Kevin Hanners and the police bike program for \$335.00. The money was raised on July 4, 2014 at Autumn's senior project dunk tank. She thanked Sergeant Hanners and Chief Foster for volunteering to be participants to be dunked. She also thanked the Buhl Fire Department for helping fill the dunk tank with water.

Discussion of Refinancing of Water and Wastewater Bonds: Elizabeth explained to council members that Piper Jaffray approached the city about the possibilities of refinancing the 2008 water and wastewater bonds. She explained that it might be possible to refinance now to lock in the current interest rates but we would pay the current interest rate until 2018 which is the call date for the bonds. She explained the next possible time for issuance of the refinancing would be July 2015 with a deadline for paperwork of May 31st. She explained that time of year is kind of a slump time for investors. She also explained that Piper Jaffray is proposing that they would be the financial advisors and their fee is part of the package.

Elizabeth also informed council that she had sent Cameron Arial with Zions Bank an email as a courtesy to let him know because he had help with the refinancing of the SRF bond. She and Tom will be visiting with Cameron regarding this opportunity.

Mayor McCauley explained that Piper Jaffray has information about city finances back to 2004 because they helped with the original bonds. They needed additional information and Elizabeth was able to email that over to them to review. Mayor McCauley stated the city looks to be in good financial shape for refinancing. One item Elizabeth will be pulling together is information

regarding the city's operating costs only and removing any costs for the bonds so they can see the city has enough to cover operating and maintenance. There was a consensus between council members that administration proceeds with the process looking into refinancing the bonds.

Discussion of Seneca Dorm Lease: Pam moved to turn the dorm property over to Seneca. Kyle seconded the motion. Bill Nungester stated the dorm could not be given back; it could be sold for a fair market value once it was determined it had no use to the city. There was a discussion concerning the fact that the building is an asset to the city. Kyle stated there is a lot of work that needs to be done to the building. It was added that the new roof benefited the building and the city but the showers that Seneca would like to repair do not benefit the city. There was also a discussion about the cost saving to Seneca it was with rent at \$2500 per month; they didn't pay property taxes on the property and the company got a tax credit when the building was given to the city. Kyle stated he was okay with an extended lease but suggested increasing the amount to \$10,000 a year. There was a vote on the motion to hand the dorm property back to Seneca and the motion failed.

Kyle moved to rent the dorms to Seneca for 5 years at \$10,000 per year. Pam seconded the motion. Michael had a concern about the previous lease stating the lease would increase to \$5,000 and now it was being doubled to \$10,000. After some discussion concerning the amount to charge in the lease and the length of the lease, a list of questions was drafted to research.

What access does the city have to the property?

What does the city actually own?

What is the valuation of the property?

What would the property taxes be on the property if it wasn't owned by the city?

How much does Seneca charge their employees to stay there?

Is Seneca interested in buying the property from the city?

The discussion continued about possible uses the building would have for city and the changes that would have to be made. Mayor McCauley also stated there are businesses looking for buildings to purchase that are already constructed. There was a vote and the motion failed.

Pam moved to postpone the pending dorm lease agenda item until the pending questions could be answered. Kyle seconded the motion. There was no discussion and the motion passed.

Discussion of ILETS equipment on cell tower: Karen explained to council members that the police department has a secure ILETS (Idaho Law Enforcement Telecommunication System) terminal within the department. The Idaho Military Division would like to install a dish on the tower behind city hall and make a secondary connection to the terminal. It was explained that this dish and connection would only benefit the City of Buhl. There will be no charge to or from the city to install this equipment. A sample agreement was included in the council packet for review and if this is approved the Mayor will sign the document approving the installation.

Mayor McCauley stated the city wanted a contract so future administrations knew what the agreement was on this equipment. Kyle moved to approve the mayor signing the contract for the back-up ILETS dish on the tower. Pam seconded the motion. There was no discussion and the motion passed.

COUNCIL CONCERNS – Pam stated a concern about the Joint Fire meeting scheduled from 6-7 PM on February 23rd. She wanted to make sure the working session will start at 7 PM. Elizabeth stated the distribution from the joint fire fund needed to be agreed on. She stated she had not heard about any other agenda item.

Mayor McCauley informed council that the Buhl Herald will continue to publish after the passing of Sandra Wisecaver. He added the size and format will change but that was already in the works.

CITIZENS CONCERNS – None

MEETING ADJOURNED – Kyle Hauser moved that the meeting be adjourned; Pam McClain seconded the motion and all were in favor. The meeting was adjourned at 7:47 PM.

Minutes prepared by Karen Drown, Assistant City Clerk-Treasurer